

Exhibit 26

ZONING BOARD

SOMERS, CONN.

June 14, 1960

The regular meeting of the Somers Zoning Board was called to order by Chairman Paul Monstello at 8:20 P.M.

The following board members were present:

Paul Monstello
Lloyd Hunt
Horace Pease
Robert Galbraith
Willard Pinney

Building Inspector - Dan Irish
First Selectman - Mahlon Avery

The entire meeting was devoted to checking the map and the amendments before the hearing.

The following permits were issued:

595 - Kirmit Wright Drain field	500.00
596 - Mrs. F.D. Finley & Mrs. M. White Drain field	500.00
598 - Patric Rio New service	150.00

The meeting was adjourned at 9:50 P.M.

Respectfully submitted,

Lloyd H. Hunt
Secretary

Exhibit 27

ZONING BOARD
SOMERS, CONN.

June 27, 1960

The Executive Board of the Somers Zoning Board met after the public hearing held on Monday evening June 27, 1960, at the Somers Town Hall. The meeting was called to order by the chairman Paul Monstello, at 10:02 P.M.

Members present were: Paul Monstello, chairman; Horace Pease Jr.; Robert E. Galbraith; Willard Pinney; and Lloyd Hunt, secretary; also present were, Building Inspector, Daniel Irish; Mr. M.O. Saunders; and Town Counsel, J. Donald Shannon.

All members of the board voted unanimously to accept the proposed amendments to the town zoning ordinance and zoning map in accordance with our comprehensive plan after a public hearing which was held on this day, Monday evening June 27, 1960, at 8:20 P.M.

The following permits were issued:

#628 Sidney Wilson-----Tool house-----cost \$100.00

#629 Frank A. Chase-----Bull pen-----cost \$1000.00

Meeting was adjourned at 11:00 P.M.

Respectfully submitted

Lloyd H. Hunt,

Secretary.

Lloyd H. Hunt

SOMERS, CONNECTICUT
ZONING ORDINANCE

July 1960

Revised
Jan. 1, 1955
July 11, 1960
Fourth Edition

SOMERS ZONING COMMISSION
M. O. SAUNDERS, CONSULTANT

Exhibit 28

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ZONING ORDINANCE FOR THE TOWN OF SOMERS, CONNECTICUT

SECTION 1. PURPOSE OF THIS ORDINANCE AND KINDS OF DISTRICTS.

For the purpose of promoting the health, comfort, safety, and general welfare of the community; to regulate and restrict unsightly or detrimental developments; tending to depreciate the value of property and hinder progressive improvements; to secure safety from fire, panic, and other danger; to provide adequate light and air; to prevent overcrowding of land and avoid undue concentration of population; to conserve the value of buildings and encourage the most appropriate use of land throughout the town; to regulate and restrict the location, the height, number of stories, and size of buildings and other structures, the area of the lot which may be occupied, the size of yards and other open spaces, and the location and use of buildings, structures, and land for trade, industry, residence or other purposes within the limits of such town, the Town of Somers is hereby divided into four (4) districts as follows:

1. Residence Districts "A"
2. Residence Districts "A-1"
3. Business Districts
4. Industrial Districts

as shown on the building zone map which accompanies and which with any amendments, and with all explanatory matter thereon is hereby declared to be part of this Ordinance.

SECTION 2. DEFINITIONS.

Certain words in this Ordinance are defined for the purpose thereof as follows:

- a. A "lot" is any lot or plot under one ownership occupied or intended to be occupied by one building or one unit group of buildings and its accessory buildings and uses including such open spaces as are provided or as are required by this ordinance.
- b. The "ground level" is the average level of that portion of the lot which is within ten feet of a wall of a building.
- c. A "street line" is the dividing line between a street and a lot.
- d. The "height" of a building or a wall shall be measured above the ground level of the upper surface of the highest main roof.
- e. A "story" is that part of a building between any floor and the floor above.
- f. An "attic" is the space between the top story and a pitched roof.
- g. A "ground story" or "first story" shall mean the lowest story entirely above the ground level.

h. A "rear lot line" is the lot line opposite the street line or, in the case of a corner lot, the rear lot line shall be considered that opposite to the narrowest street line.

i. The "depth of a lot" is the mean distance from a street line of the lot to its opposite rear line, measured in the mean general direction of the side lines of the lot. The "width of a lot" is its mean width measured at right angles to its depth.

j. A "front yard" is a required open unoccupied space within and extending the full width of the lot, between the street line and the parts of the principal building nearest to such street line. On a corner lot, the "front yard" shall be considered that on the narrowest frontage of the lot.

k. A "side yard" is a required open unoccupied space within the lot between a side lot line, not a street line, and the parts of the principal building nearest to such lot line. Such a side yard may extend through for its required width from the street line or the front yard, to the rear yard or its equivalent or to another street.

l. A "rear yard" is a required open unoccupied space, the full width of a lot, between the rear wall of the principal building throughout its height and the rear line of the lot, or where the rear lot line borders on a public street or dedicated alley, to the line of such street or alley. In the case of a triangular lot with only one side fronting on a street, the "rear yard" shall be the open unoccupied space between such rear wall and the point of intersection of the side lines of the lot.

m. The "minimum distance" and the "average distance" from a building to a lot line are always measured at right angles to such line, and such distance is termed "set back".

n. The "length of a wall" of a building in relation to a lot or street line is the length of a wall which makes an angle of forty-five (45) degrees or less with such lot or street line.

o. A "non-conforming building or use" is one that does not conform with the applicable regulations of the district in which it is situated.

p. A "dwelling" is any house, building, structure, enclosed space or shelter, or any portion thereof which is occupied in whole or in part as the home, residence, or sleeping place of one more persons either permanently or transiently.

q. A "family" or "family unit" is a person or group of persons of immediate kindred who live together as single or family unit house, keeping unit under one head.

SECTION 3. GENERAL:

a. *Existing Buildings:* No premises shall be used nor shall any building or structure be used, constructed, or altered, except in conformity with the provisions of this Ordinance which apply to the district in which the premises, building, or structure are located; provided, however, that to the date of its enactment, this Ordinance shall not apply to the legal uses of any buildings or structures under construction, nor to the legal use of any building, structure, or premise as it existed on said date, but this Ordinance shall apply to any alteration of a building or structure to provide for its use for a purpose or in a manner substantially different from the use to which it was put before alteration.

b. *Non-conforming Uses:* No non-conforming use which shall have been discontinued for a period exceeding one year shall be replaced by any other non-conforming use. No non-conforming building, structure, or use, when once changed to conform to the requirements of the district in which it is located shall ever be changed back so as to be non-conforming.

c. *Reconstruction After Damage:* Nothing in this Ordinance shall prevent the reconstruction and resumption of use of any non-conforming building which may hereafter be accidentally or criminally damaged, provided, however, that the reconstruction be started within one (1) year from the occurrence of said damage.

d. *Unsafe Buildings:* Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe.

e. *Reducing Lot Area:* No lot or plot shall be so reduced in area that any yard or other open space shall be smaller than is prescribed in this Ordinance for the district in which it is located.

f. *Adjoining Districts:* Along and within fifty (50) feet of any boundary line between two different kinds of districts, any side yard or rear yard required in the less restricted districts shall be increased in minimum width and depth to equal the required minimum width and depths for such yards in the more restricted districts.

g. *Access For Fire Apparatus:* In a business or industrial zone, no building shall be constructed on any lot or part of a lot unless such lot or part of a lot has a frontage not less than twenty (20) feet in its least width on public street or on an open and unoccupied private way leading to a public street.

h. *Location of Automobile Services:* No public garage, automobile repair shop, greasing station, storage battery service station, nor gasoline filling station, nor any of their appurtenances or accessory uses, shall be permitted within a radius of 200 feet, measured between the nearest property lines, of any public or private school, public library, church playground, or institution for the sick, dependent, or for children under sixteen years of age.

i. *Height Exemption:* The provision of this Ordinance governing height of buildings in all districts shall not apply to cupolas, belfries, chimneys, flag, or radio poles, grain elevators, water towers, nor to bulk-heads, hose towers, silos, elevator enclosures, water tanks, scenery lofts, or scenery towers nor to churches, town or institutional buildings.

j. *Corner Visibility:* On a corner lot, there shall be no building, structure, or planting such as to obstruct traffic visibility within the triangular space bounded by the two intersecting street lines and a straight line connecting a point on each street line twenty-five (25) feet from the intersection.

k. *Business Or Industry Adjacent To Residence:* In any business or industrial district, every building which is within fifty (50) feet of a residence district shall set back from the street line a distance equal to at least one half of that setback required for ground story parts of a principal building on the adjoining lot in the residence district, except that residence buildings in these districts shall conform to Section 4, B, 2.

1. *Advertising Signs:* No advertising sign painted or otherwise created, nor any advertising devices, poster or posterboard shall be created, erected, or placed

within any business or industrial district unless the person, firm, or corporation intending to erect, place, or create such sign, poster, or posterboard has obtained permission to do so from the Zoning Commission.

SECTION 4. "A", and "A-1" Districts.

A. Permitted uses in Residence "A" Districts.

1. Single family dwellings for one housekeeping unit only.
2. The office of a resident professional person including surgery, library, laboratory, drafting room or studio, subject to the restrictions herein prescribed for home occupation.
3. Churches and other places of worship, including parish houses and Sunday School buildings.
4. Public school, colleges, public libraries, public museums.
5. Town recreational buildings, playgrounds, parks, and reservations.
6. Cemeteries adjacent to or in extension of existing cemeteries. New cemeteries shall be located only after a public hearing before the Zoning Commission, and at a location approved by the Commission.
7. Town buildings and properties, such as fire and police stations and water supply plant.
8. Telephone exchanges, transmission towers and lines, and static transformer stations; provided there is no service or storage yard in conjunction therewith, with consent of the Zoning Commission.
9. Real estate signs not over 12 square feet in area, advertising the sale, rental or lease of the premises on which they are maintained and not referring to other premises.

10. Small announcement or professional signs, not over two (2) square feet in area, placed in or on the building, in connection with any public welfare or professional activity or home occupation herein permitted.

11. Accessory uses and structures customarily incident to any use permitted herein, provided that such accessory uses shall not include any billboard or advertising sign, signboard, or poster except for small announcement signs. Such accessory building may be erected on a then vacant lot, if so placed as not to interfere with the eventual practicable and conforming location of a principal building. Private garages, under limitations hereinafter contained are permitted accessory structures.

12. Private garages or stables, provided that they shall not contain space for more than one motor vehicle for each 2500 square feet of lot area, nor for more than six horses or six vehicles and horses.

13. Boat houses, landing docks, and structures accessory thereto which are not conducted for profit.

14. Riding horses on lots of no less than one acre in area for one horse plus one half (1/2) acre for each additional horse.

15. *Removal of Sand, Gravel and Loam:* The Zoning Commission may issue a permit for the removal of sand, gravel or loam, or for the operation of a commercial sand and gravel pit, but shall require as a condition that after completion of the operations, the land shall be left in a condition no less valuable for development and use than it was before the commencement of operation.

Each applicant shall file with the Zoning Commission a map or plan prepared at the expense of the applicant showing the existing contours of the land and the contours as they are proposed after the completion of the operations. Such map or plan shall be accurately drawn on tracing cloth, the contour interval being two feet, and shall contain complete information to make the physical characteristics clear. No permit shall be issued until such a plan has been filed with the Commission, the approval of said Commission recorded on the plan.

No applicant shall carry on operations below such a grade as may be fixed by the Commission without, on each occasion, obtaining the permission of said Commission in writing, but a tolerance of 12 inches shall be permitted at the termination of operations.

No excavations shall take place within 100 feet of any property line or of a street line if below the established grade of the street.

No buildings shall be erected on the premises except as may be permitted in the general zoning ordinance or except as temporary shelter for machinery and field office subject to approval by the Zoning Commission.

At all stages of operations, proper drainage shall be provided to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties.

During the period of excavation and removal, barricades or fences shall be erected as are deemed necessary by the Zoning Commission for the protection of pedestrians and vehicles.

Truck access to the excavation shall be so arranged as to minimize danger to traffic and nuisance to surrounding properties. That portion of access road within the area of operation shall be so provided with a dustless surface.

Proper measures, as determined by the Zoning Commission shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include, when considered necessary, limitations upon the practice of stockpiling excavated materials upon the site.

When excavation and removal operations or either of them are completed, the excavated area shall be graded so that no gradients in disturbed earth shall be steeper than a slope of 3-1 (horizontal-vertical). A layer of arable top-soil, of a quality approved by the Town Engineer, shall be spread over the excavated area, except exposed rock surfaces, to a minimum depth of four (4) inches in accordance with the approved contour plan. The area shall be seeded with a perennial rye grass and maintained until the area is stabilized and approved by the Zoning Commission.

The Zoning Commission shall require a bond in a sufficient penal sum with sufficient surety or sureties conditioned on the performance of sub-section (15), hereof and the conditions of the permit.

A permit issued for the removal of sand, gravel, or loam shall state the time within which work is to be carried on and finished and the land brought to the predetermined grade, but the Zoning Commission, without consent of any surety, may extend the permit from time to time.

Loam shall not be sold or transported outside the boundaries of the Town of Somers.

A-1 Permitted uses in Residence "A-1" Districts.

1. Any use permitted in Residence "A" districts. No new multiple dwelling shall be constructed nor existing dwelling be converted to a multiple dwelling with less than 720 square feet of floor area per family unit, and less than 40,000 square feet of lot area per family unit.
2. Tourist accommodations including the renting of room and (or) the furnishings of table board and the selling of antiques and gifts in a dwelling occupied as a residence, provided there is no display visible from the street nor signboard used to advertise such use, except for a small announcement sign, not over two (2) square feet in area.
3. Customary home occupations, such as dressmaking, millinery, hair-dressing, or manicuring, carried on by a resident occupant with the assistance of not more than two (2) employees regularly engaged; provided that for each resident family, not more than the equivalent of the floor area of one story is devoted to such use, and provided that there is no display of products or service visible from the street.
4. Farms, truck gardens, greenhouses, shelters, and buildings for the sale of agricultural products, raising and maintaining of animals, bees, or birds, for the sale of any of the aforesaid or of their by-products, either on or off the premises. No greenhouse heating plant or stable for riding horses shall be within sixty (60) feet of any line nor shall any structure for housing animals, be constructed within two hundred (200) feet of the three (3) adjoining property lines or within one hundred (100) feet of the front highway line.
 - a. No new fur farms shall be started in any section of the Town of Somers without the consent of the Zoning Commission, after a public hearing.
 - b. No new commercial piggery shall be started in the Town of Somers without the consent of the Zoning Commission, after a public hearing.
5. Agricultural Fairs with the consent of the Zoning Commission, after a public hearing.
6. Riding horses, riding stables or riding schools on lots of one acre in area for one horse plus an additional acre for each additional horse.
7. The conduct of an enterprise for profit, in and upon premises constructed, used, and occupied as a dwelling, for the manufacture or sale therein of articles directly to the ultimate consumer at retail, or for the furnishing of services to the public, provided such enterprise shall not be injurious or annoying to adjacent premises or occupants thereof by reason of the emission of dust, fumes, smoke, odor, noise, vibration, or other interference to life, health, or property or the enjoyment thereof. The intent hereof is to allow only the conduct of hobby shops and such other occupation as may be carried on incidental to the occupations of a building as a dwelling; provided however, that nothing herein shall be construed to permit the conduct of any enterprise requiring more than two (2) employees regularly engaged; and further provided that for each resident family, not more than the equivalent of the floor area of one story is devoted to such conduct; and further provided that no display of products or services is visible from the street or adjacent building.
8. Membership clubs, lodges, social, recreational and community center organizations, and grounds for games or sports, not including enterprises, a

chief activity of which is carried on or is customarily carried on, primarily for gain, provided that:

- a. The land on which such activity is located shall contain at least four hundred (400) square feet per member.
 - b. After a public hearing before the Zoning Commission, at least seventy-five (75%) per cent of the abutting owners shall have indicated their approval of such use.
9. Parking for permitted non-residential uses, shall be sufficient to accommodate all persons parking on the lot, and entirely off the traveled way.

B. AREA AND BULK REGULATIONS:

1. Residence "A" Districts: In a Residence "A" District, the following minimum area and bulk provisions shall be required:

Lot Frontage	One hundred and seventy-five (175) feet.
Lot Area	40,000 square feet.
Front Yard Depth	Fifty (50) feet.
Side Yard Width	Twenty-five (25) feet.
Rear Yard Depth	Forty (40) feet.
Accessory Building	Twelve (12) feet from any lot.
Height of Buildings	A residence building shall not exceed two and one-half (2 1/2) stories or thirty (30) feet in height.
Area of Buildings	A single story residence building shall have a ground floor area of not less than one-thousand-fifty (1,050) square feet. A one and one-half (1 1/2) or a two (2) story building shall have a ground floor area of not less than eight-hundred-sixty (860) square feet and a total floor area of not less than one-thousand-two-hundred (1,200) square feet.

2. Residence "A-1" Districts:

In a Residence "A-1" District, the following minimum area and bulk provisions shall be required:

Lot Frontage	One-hundred seventy-five (175) feet.
Lot Area	40,000 square feet.
Front Yard Depth	Fifty (50) feet.
Side Yard Width	Fifteen (15) feet.
Rear Yard Depth	Forty (40) feet.
Accessory Buildings	Twelve (12) feet from any lot line.
Height of Buildings	A residence building shall not exceed two and one-half (2 1/2) stories or thirty (30) feet in height.
Area of Buildings	A single story residence building shall have a ground floor area of not less than eight hundred sixty (860) square feet. A one and

one-half (1½) or a two (2) story building shall have a ground floor area of not less than seven hundred twenty (720) square feet and a total floor area of not less than one thousand (1,000) square feet.

SECTION 5. BUSINESS DISTRICTS.

A. Uses:

In any business district, the main purpose of any building, structure or premises shall be to store and display goods for sale at retail on the premises, or to furnish a service for residents of the locality. Any use permitted in any residence district shall be permitted in a business district.

The making of articles incidental to the conduct of the business on the premises shall be permitted not more than two (2) persons are employed in the making of such articles.

B. In a business district the following minimum provisions shall be required.

Lot Frontage	Seventy-five (75) feet.
Lot Area	20,000 square feet.
Front Yard Depth	Twenty-five (25) feet.
Building Coverage	Fifty (50) per cent.
Side Yard Width	Ten (10) feet.
Rear Yard Depth	Ten (10) feet.
Height of Buildings	A business building shall not exceed three (3) stories or forty (40) feet in height. These provisions shall not apply to chimneys, flag or radio poles, water tanks or hose towers, nor to required bulkheads or elevator penthouses.

Parking and Loading.

a. Facilities shall be provided for loading and unloading all materials, equipment and merchandise on the premises and entirely off the traveled way.

b. Space shall be provided for customer parking on the following basis: Three hundred (300) square feet of parking area for each item listed below:

Theaters, Auditoriums, Stadiums each 8 sets.
Hotels: each 3 guest rooms.
Retail Business: Each 250 sq. ft. of first floor area plus 500 sq. ft. of each of upper floor areas.
Restaurants: Each 200 sq. ft. of floor area.
Office Buildings: Each 250 sq. ft. of first floor area plus 500 sq. ft. of each of upper floor areas.

A building, devoted in whole or in part to residence purpose, shall comply with the requirements of lot coverage in Residence "A-1" Districts.

SECTION 6. INDUSTRIAL DISTRICTS.

A. Uses. In any industrial district as indicated on the building zone map, no building or other structure shall be erected, altered or used and no land shall be used or occupied for any purpose except the following:

1. Any business or agricultural use permitted in the residence or business districts.

2. Any Industrial use except those contained in the following list, which may be allowed only after a public hearing held by the Somers Zoning Commission.

Acetylene Gas, Ammonia, Cyanide Compound or Oxygen manufacture.
Asphalt manufacture or refining, abattoirs.

Blast furnaces, drop forging, foundries.

Chlorine or Bleaching Powder manufacture.

Cresote manufacture.

Distillation of coal, refuse, or bones, or wood.

Explosives, fireworks or ammunition manufacture or storage.

Fat rendering in the manufacture of tallow, grease and oils.

Fertilizer manufacture, except in connection with the operation of a sewerage disposal plant.

Fumigation plants.

Gas manufacture or storage, except as permitted by the Board of Appeals.

Glue or size manufacture from fish or animal offal.

Gypsum, Cement, plaster or plaster of paris manufacture.

Incineration or reduction of or dumping of offal, garbage or refuse on a commercial basis (except where controlled by the Town).

Junk yard or wrecking of automobiles.

Linoleum manufacture.

Match manufacture.

Paint and lacquer manufacture.

Petroleum refining and the bulk storage of petroleum products.

Pyroxylin plastic manufacture.

Rubber, natural or synthetic, or gutta-percha manufacture, from crude or scrap material.

Slaughter house.

Smelting of iron, copper, tin, zinc, picric, carbolic or hydrochloric acid manufacture.

Tannery.

Tar or asphalt roofing manufacture.

Tar products manufacture.

Tire recapping or retreading.

All other enterprises or uses commonly regarded as hazardous or offensive.

B. In any industrial district the following minimum provisions shall be required.

Lot Frontage	One hundred (100) feet.
Lot Area	Twenty thousand (20,000) square feet.
Side Yard Width	Ten (10) feet
Front Yard Depth	Thirty-five (35) feet.
Rear Yard Depth	Ten (10) feet.
Building Coverage	Forty (40) per cent.
Height of Building	No limit

SECTION 7. ENFORCEMENT.

A. Before commencing to build a new structure of any kind, or adding to any existing structure, or changing the use of any structure from its present use, a permit shall be obtained from the Zoning Commission by the Owner of the land on which said proposed building or structure is to be located.

B. All applications for building permits shall be made to the Zoning Commission and shall be accompanied by a plot plan in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, and the location of the building upon the lot, the set back lines and such other information as may be necessary to provide for the enforcement of these regulations, or as may be required by the Zoning Commission.

SECTION 8. BOARD OF APPEALS.

A Board of Appeals shall be established pursuant to the General Statutes. Said Board may in a specified case, after public notice and hearing, and subject to appropriate conditions and safeguards, determine and vary the application of the regulations herein established in harmony with their general purpose so that substantial justice may be done where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of these Regulations.

SECTION 9. INVALIDITY.

The invalidity of any section, or provision of these regulations shall not invalidate any other section or provisions thereof.

SECTION 10. DATE OF EFFECT.

These regulations shall take effect on July 11, 1960.

SECTION 11. VIOLATIONS AND PENALTIES.

Whoever violates any provision of this ordinance or is accessory to such violation shall be punished according to Section 846 of the General Statutes as it exists, or may be amended.

SECTION 12. OCCUPANCY PERMITS.

Occupancy Permits — No vacant land and no building hereafter erected or altered shall be occupied or used in whole or in part, nor shall any owner or tenant of any land or building hereafter change the use classification or enlarge the use in any building or on any premises without a certificate of Occupancy from the Zoning Commission, stating that the use of the building or premises, complies with the provisions of these regulations.

SECTION 13. APPLICATION FOR CERTIFICATE.

Application for a certificate of occupancy shall be made with the application for a building permit or may be directly applied for where no building is necessary.

ZONING BOARD
SOMERS, CONN.

March 28, 1960

The regular meeting of the Somers Zoning Board was called to order by Chairman Paul Monstello at 8:20 P.M.

The following Board members were present:

Willard Pinney
Robert E. Galbraith
Paul Monstello
Horace Pease
Lloyd H. Hunt

Building inspector - Dan Irish

A discussion was held on the new proposed amendment of the Zoning ordinance.

The Board also discussed the possibility of appointing a new assistant building inspector who is not presently engaged in the building business.

The Board further decided that it would meet every Monday evening at 8:00 P.M. to take care of the increasing business.

The following permits were issued:

569 - Margaret K. Apostle Terrace and porch	825.00
568 - R. Ellsworth Howard Horse Barn	10,000.00
570 - Wesley S. Varley Porch and carport	700.00

The meeting was adjourned at 10:00 P.M.

Respectfully submitted,

Lloyd H. Hunt
Lloyd H. Hunt
Secretary

Exhibit 30

Town Records

September 14, 1964

To

Four Town Fair Associations

Thomas Galbraith, President

The Board of Selectmen, Town of Somers hereby issues a permit to hold their Annual Fair and parade September 18-19-20, 1964.

Mahlon P. Avery,
for the board.

Exhibit 31

TOWN OF SOMERS

SELECTMEN'S OFFICE

SOMERS, CONNECTICUT 06071

September 9, 1974

Union Agricultural Society, Inc.
Somers, Conn. 06071

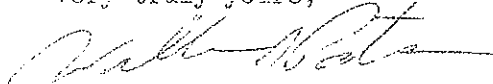
Attention: Mr. David Butler

Gentlemen:

This is to advise that you have our permission to
hold the Four Town Fair in Somers, Conn., on Egypt
Road, the following dates:

September 13, 1974, thru September 15, 1974.

Very truly yours,



William C. Patsun,
First Selectman.

WSP:ssp

Exhibit 32

ZONING BOARD
SOMERS, CONN.

January 20, 1964

The regular meeting of the Somers Zoning Board was called to order by Chairman Paul Monstello at 8:15 P.M.

The following members were present:

Horace Pease
Wilfred Bourdeaux
Lloyd Hunt
Paul Monstello

Building Inspector - Max Gysi
Town Council - Don Shannon

The Building Code, as amended in 1960, makes it mandatory for every person owning land on which there is situated a swimming pool or fish pond, to erect and maintain thereon an adequate enclosure sufficient to make this body of water inaccessible to small children. This enclosure, including self-latching gates must not be less than four feet above the underlying ground.

We have been fortunate in the Town of Somers, not to have had any serious accidents in connection with these bodies of water. To keep it so, the Zoning Board has instructed the Zoning Board Enforcement Officer to see that the above statute is strictly adhered to as far as safety measures are concerned, not only for the new pools, but also for existing pools. Effective immediately, no swimming pools shall be used unless a certificate of occupancy is obtained from the Somers Building Department. This certificate of occupancy will be issued when swimming pool safety precautions are found satisfactory. Examples are if appurtenant structures are safe, electrical equipment is properly protected and grounded, and the pool is adequately fenced in.

No action was taken on this matter at the meeting. Copies of the Building Code, Section 1730, Swimming pools may be read at the town hall.

The Appeals of Francis and Chase, Inc. has been granted by a unanimous decision of the Zoning Board of Appeals.

ZONING BOARD
SOMERS, CONN.

The request for the building permitted to be withing five feet of the adjoining property is denied, but seven feet is granted. There is to be a complete parking area in the rear, consisting of all the available land on the lot not actually being used by the building. We feel that this additional parking area wil alleviate to a great extent the congested parking are that now exists in front of the Somers Pharmacy, the Post Office, and the Bank.

The Board held a discussion on whether a permit is needed to conduct a horse show. The board feels that this matter is up to the discision of the First Selectman. Mr. Don Shannon is in agreement with the Board on this matter.

The following permits were issued:

1188 - Henry O. Albro Remodel Dwelling	3000.00
1193 - Milton Hanos Family room	600.00
1195 - Larry Brown Remodel Dwelling	2500.00
1196 - A & B Electric Corp. Electric service	300.00
1197 - Harley Fuller Install two 100 Amp service	200.00

The meeting was adjourned at 10:15 P.M.

Respectfully submitted,

Lloyd H. Hunt
Secretary

Exhibit 33

**TOWN OF SOMERS
Conservation Commission
600 Main Street
P. O. Box 308
Somers, CT 06071**

**REGULAR MEETING
Wednesday, January 6, 2016
7:00 p.m. Town Hall**

MINUTES

I. Call to Order:

Chairman Joan Formeister called the meeting to order at 7:00 p.m. Members present were: Joan Formeister; Candace Aleks; Karl Walton; Greg Genlot; Henry Broer; and Wetlands Agent Joanna Shapiro. Todd Whitford and Dan Fraro were absent. George VanTasel and Janice Steinmetz were present, representing the Four Town Fair property.

II. Old Business:

1. Discussion/Possible Decision #690: 56 Egypt Road (Four Town Fair). Two truck pull pads within an upland review area and widen access road into a wetland area. Janice Steinmetz and George VanTasel of the Union Agricultural Society.

Joanna presented a written request from the Union Agricultural Society that the fee for this wetland application be waived, as the nonprofit organization is addressing a public safety issue. Joanna and the commission discussed that the commission is not able to waive the state fee, and that the organization is still responsible for the portion of the application fee that goes to the State of CT.

*Karl Walden made a motion to waive the town's portion of the fee for this wetland application.
Candace Aleks seconded this motion which was unanimously approved by the Commission*

Joanna Shapiro and Dan Fraro visited the site on December 10, and Joanna took photos that showed the area that would be filled in order to allow the trucks to make the turn and exit the property safely. The Commission reviewed the photos to see what exactly is being proposed.

George VanTasel explained the changes to the plans that had been requested at the last meeting; primarily that silt fence has been added to the plan. The wetlands have been staked out on the site according to the original delineation, and the proposed activity has been staked out as well. Thirty feet is the maximum width that would have to be filled, but will be kept to a minimum, ensuring that the width is sufficient for trucks to make the turn. Joanna explained other additions to the plan's narrative, including an explanation that debris removed from the wetlands will be taken off-site, and any stockpiles of materials will be placed within the upland, and surrounded by silt fence.

Joan Formeister said there are no major concerns with this project as long as Joanna Shapiro monitors.

Greg Genlot made a motion to approve this wetland application to add two truck pull pads within an upland review area and widen the access road into a wetland area in order for trucks to be able to make the turn into the area, with the condition that a silt fence be constructed, the wetland line marked, and that the wetland agent be notified and be in approval of the silt fence location before the project is started. Candace Aleks seconded the motion that was unanimously approved by the Commission.

III. New Business: There was none.

IV. Audience Participation: There was none.

V. Staff Report:

Joanna reviewed her Staff Report with the Commission. She discussed lawn bonds. The Commission supports the practice of ensuring that the lawn is established before the CO is issued.

56 Durkee Road -- this property is in the flood plain but is currently for sale. A person is contemplating buying the property for an agricultural use. Joanna and the town sanitarian have told him that there is very little usage that would be allowed in a flood plain property.

Henry Broer made a motion to accept the Wetland Agent's report, seconded by Candace Aleks and unanimously approved by the Commission.

VI. Correspondence and Bills:

There was one bill from the Journal Inquirer.

Karl Walton made a motion to approve payment of this bill; seconded by Greg Genlot and unanimously approved by the Commission.

VII. Minutes Approval: December 2, 2015

Henry Broer made a motion to approve the 12/2/15 minutes, as written. Seconded by Candace Aleks and unanimously approved by the Commission.

VIII. Adjournment:

Motion to adjourn made by Karl Walton; seconded by Greg Genlot and unanimously approved by the Commission. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Candace Aleks, Secretary

Connie Carenzo, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.

Exhibit 34

**TOWN OF SOMERS
Conservation Commission
600 Main Street
P.O. Box 308**

CERTIFIED MAIL RECEIPT
Domestic Mail Only

OFFICIAL

Certified Mail Fee: *3.45*

Postage and Fees: *6.435*

Total: *9.885*

Date: *1/12/2016*

Signature: *[Signature]*

Address: *Union Agricultural Soc.
c/o Janice Steinmetz, P.O. Box 24
Somers, CT 06071*

CERTIFIED MAIL

January 12, 2016

Union Agricultural Society
c/o Janice Steinmetz, Secretary
PO Box 24
Somers CT 06071

Re: Approval of Wetland Application # 690, 56 Egypt Road.

Dear Ms. Steinmetz:

At its Wednesday January 6, 2016 meeting, the Somers Conservation Commission voted unanimously to approve your above-referenced application with **one condition**.

Your permit is valid on the date of approval. This permit confirms only approval by the Conservation Commission. Your project may be subject to other permits and conditions. This permit will expire on January 6, 2021. If the permitted activity is not completed by that date, the permit shall expire, unless an extension is requested in writing not later than sixty-five (65) days prior to expiration, and granted by the Conservation Commission.

Please contact me at 860-763-8221 if you have any questions.

Sincerely,

[Signature]
Joanna Shapiro, Wetland Agent

Enclosure: minutes, signed permit

**SOMERS CONSERVATION COMMISSION
INLAND WETLANDS & WATERCOURSES PERMIT APPLICATION
SOMERS, CONNECTICUT**

PROPERTY OWNER: Union Agricultural Society of Somers, Enfield,
ADDRESS: Ellington & East Windsor, Inc
PO Box 24, Somers, CT Telephone: 860-749-3340

APPLICANT: Janice Steinmetz, Secretary & George Van Tassel
ADDRESS: PO Box 24 Director
Somers, CT 06071 Telephone: 860-978-2678

APPLICANT'S INTEREST IN PROPERTY: Officers of the Society

SOIL SCIENTIST: _____
ADDRESS: _____
Telephone: _____

PROPERTY LOCATION: 56 Egypt Road : 2 13 —
STREET ADDRESS : MAP BLOCK LOT

DESCRIPTION AND PURPOSE OF PROPOSED ACTIVITY. Include dimensions of all structures, area of wetland impact, distance of activity from wetland/watercourse: _____

See Attached

IF DIRECT ALTERATION OF WETLAND/WATERCOURSE IS PROPOSED DESCRIBE ALTERNATIVE CONSIDERED. Include proposed mitigation measures to minimize or eliminate alterations to wetlands or watercourses: _____

IS ANY PORTION OF PROPERTY LOCATED WITHIN 500 FEET OF A MUNICIPAL BOUNDARY? circle one: yes no

DOES THE PROPOSAL REQUIRE ANY OTHER TOWN COMMISSION(S) APPROVAL? No
IF YES, LIST COMMISSION(S): _____

I hereby certify that the above information is correct and all work will be done according to approved plans. I further grant permission to the Conservation Commission and its agent(s) to walk and inspect the subject land and perform those tests necessary to properly review the application.

Janice Steinmetz Secretary November 18, 2015 \$ 60 1/16/16
Owner signature* Date Fee Submitted (town fee waived)

*If owner is not the applicant, a letter of authorization from the owner must accompany this application

Janice Steinmetz for Joan Formeister 1/6/16
Conservation Commission (signature upon decision) Date/Decision

DATE PERMIT VALID: until 1/6/21 RENEWED PERMIT DATES: _____

Date Received: _____

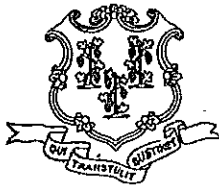
12/15

65 Days:

Application No: _____

890

STATE OF CONNECTICUT
 DEPARTMENT OF CONSUMER PROTECTION
 LIQUOR CONTROL DIVISION
 Telephone: (860) 713-6200
 Web Site: www.ct.gov/dcp



For Official Use Only

TEMPORARY LIQUOR PERMIT APPLICATION

INSTRUCTIONS:

Your application must be completed, signed and accompanied by a check or money order made payable to "Treasurer, State of Connecticut." An application for a temporary liquor permit must be filed with the Department of Consumer Protection at least ten (10) days prior to the date of the event and returned to:

→ Department of Consumer Protection, License Services Division, 165 Capitol Avenue, Hartford, CT 06106

→ FEES: A \$10.00 non-refundable filing fee, in addition to the permit fee noted below, must accompany this application

Please check (✓) the permit type for which you are applying (check only one box)

<input type="checkbox"/> Special Club Available only to club or golf country club liquor permit holders for outdoor picnics \$50.00 per day	<input checked="" type="checkbox"/> Charitable Organization \$50.00 per event	<input type="checkbox"/> Noncommercial Organization Alcoholic Beverages including Beer \$50.00 per day	<input type="checkbox"/> Noncommercial Organization Beer Only \$30.00 per day	<input type="checkbox"/> Nonprofit Corporation Retail Sale of Wine at Auction \$25.00 per day
--	---	---	--	--

TIME & PLACE of EVENT	1. Name of Event <u>Kym's Kausel Annual Benefit</u>		2. Date of Event <u>10/1/2016</u>	3. Rain Date <u>NA</u>	4. Proposed time of event <u>12:00 - 18:00</u>
	5. Street Address of Event <u>56 Egypt Rd</u>		City/Town <u>Somerset</u>	State <u>CT</u>	Zip Code <u>06071</u>
PERMITTEE APPLICANT of EVENT	6. Will event be held indoors or outdoors? (If indoors, complete item 27). <input type="checkbox"/> INDOORS <input checked="" type="checkbox"/> OUTDOORS <input type="checkbox"/> BOTH		7. Attach an 8 1/2" x 11" sketch showing the exact locations within the event area where alcoholic beverages will be dispensed and specify the manner by which service of such beverages to minors will be controlled.		
	8. Name of Applicant (Last, First, Middle) <u>Lowe, Clara A</u>		9. Date of Birth <u>01-01-1980</u>	10. Telephone Number <u>8603368538</u>	
	11. Home Street Address <u>110 Jobs Hill Rd Apt. 600</u>		City/Town <u>Ellington</u>	State <u>CT</u>	Zip Code <u>06029</u>
	12. Have you ever been convicted of a felony crime? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, please attach a statement including the date(s) of the conviction(s), the court(s) where the case(s) were disposed of and a description of the circumstances involved.				
	13. Have you previously been a liquor permittee? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, please specify the liquor permit type(s) and permit number(s)				
	14. Are you a minor or a person who holds a position that would prohibit you from obtaining a liquor permit? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (See item #3(a) in instructions for listing of persons who are prohibited from acting as permittee or backer on a liquor permit)				
	15. If applying on behalf of a noncommercial organization - will all of the profits derived from the sale of alcoholic beverages be retained by the organization? <input type="checkbox"/> YES <input type="checkbox"/> NO If no, briefly explain the distribution of profits:				
	16. As the applicant, I assume responsibility as manager and principal representative of the backer for the event to be held on the premises described in this application. I certify that all information contained in this application is true.				
	Signature of Applicant <u>[Signature]</u> Date <u>2/8/2016</u>				
	BACKER ORGANIZATION SPONSORING EVENT	17. Name of club/organization that is acting as backer <u>LifeChoice Donor Services</u>		18. Business address of club/organization (Street, City, Zip) <u>340 W. Newberry Rd Bloomfield CT 06002</u>	
19. Enter State sales tax number of organization		20. If the organization is a charity, enter the Federal tax identification number of the charitable organization: (Or attach a copy of tax identification letter)			
21. In boxes below provide names(s) of the officer(s) of club/organization that is sponsoring event:					
Officer #1. Name: (Last, First) <u>Lowe, Clara</u>		Officer #1 address: (Street, City, Zip) <u>340 W. Newberry Rd Suite A Bloomfield CT 06002</u>			
Officer #2. Name: (Last, First) <u>Buss, Bill</u>		Officer #2 address: (Street, City, Zip) <u>340 W. Newberry Rd Suite A Bloomfield CT 06002</u>			
22. Has the club/organization/officer previously been a backer or owner of an entity with a liquor permit? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If yes, please specify the liquor permit type(s) & number(s)			
23. Has the organization appeared as backer on other temporary permit(s) in this calendar year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		If yes, please specify the number of permits obtained:			
24. I appoint the applicant named in item #8 above, as my principal representative to be in charge of the premises and the event described in this application. Signature of authorized backer's representative or officer of club/organization. <u>[Signature]</u> Date <u>2/8/2016</u>					

Exhibit 36

STATE OF CONNECTICUT :

: SS. _____

January 21, 2021

COUNTY OF _____ :

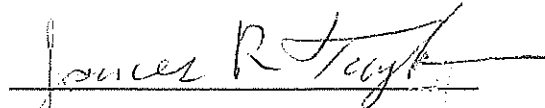
AFFIDAVIT

COMES NOW James Taylor being first duly sworn, under oath and states that the following information is within his personal knowledge and belief:

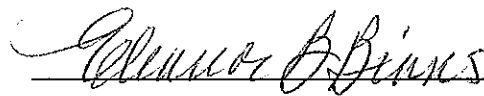
1. I was the Zoning Enforcement Office ("ZEO") in the Town of Somers, Connecticut from the early 1990s to the late 1990s.
2. My resume includes the following:
 - a. Over 40 years of land use administrative experience
 - b. 30 years as a certified ZEO
3. In addition to my professional experience, I:
 - a. Was a resident of Somers, Connecticut for 49 years
 - b. Was the chairman of the Somers Planning Commission for approximately 17 years, from early 1970 through 1986
 - c. Operated businesses in Somers, Connecticut for over 30 years
4. As the Somers ZEO, I became knowledgeable of:
 - a. The Somers Zoning Regulations; and
 - b. The concepts of permitted uses, specially permitted uses, non-conforming uses, and illegal or prohibited uses.
5. As the Somers ZEO, I attended the Somers Zoning Commission meetings and worked closely with the Town Planner.
6. During my tenure as the Somers ZEO, I was aware of the use of property at 56 Egypt Road (the "Property") for the following purposes:
 - a. Four-Town Agricultural Fair
 - b. 4-H Fairs
 - c. Horse shows
 - d. Carnivals
 - e. Tractor Pulls
 - f. Auto swap meets
 - g. Fundraising events sponsored by the Somers Lions Club and Somers Rotary Club
7. During my tenure as the Somers ZEO, the owner of the Property, the Union Agricultural Society of Somers, Enfield, Ellington and East Windsor, Incorporated, was never required to seek and obtain a zoning permit, special permit or other zoning commission approval in order to conduct the various uses referenced in paragraph 6 of this Affidavit on the Property.
8. During my tenure as the Somers ZEO, it was my opinion and belief that the uses of the Property as referenced in paragraph 6 of this Affidavit were legally permitted non-conforming uses of the

Property and, as such, would not require a zoning permit, special permit or other zoning commission approval.

9. As a resident and business owner of the Town of Somers, as noted in paragraph 4, I am personally familiar with the historic and continuing use of the Property for the various uses referenced in paragraph 6 of this Affidavit.


James Taylor

Subscribed and sworn to this 21st day of January, 2021.


Commissioner of the Superior Court/
Notary Public

ELEANOR B. BINNS
NOTARY PUBLIC
State of Connecticut
My Commission Expires
July 31, 2025

Exhibit 37

STATE OF CONNECTICUT :

: SS. Somers

January 27, 2021

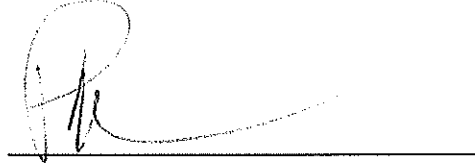
COUNTY OF TOLLAND :

AFFIDAVIT

COMES NOW Patrice Carson being first duly sworn, under oath and states that the following information is within her personal knowledge and belief:

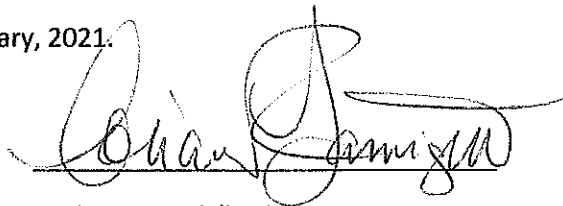
1. I was the first Town Planner in the Town of Somers, Connecticut.
2. My resume includes the following:
 - a. Bachelor of Arts in Geography/Urban Studies – University of Connecticut
 - b. Managers in Government – University of Connecticut
 - c. American Institute of Certified Planners – member in good standing
 - d. Connecticut Association of Zoning Enforcement Officers – past member
 - e. Connecticut Chapter of the American Planning Association – member in good standing and Executive Committee member
 - f. International City/County Management Association – member in good standing
 - g. Town of Somers Planning Department – past employment
 - h. Town of Coventry Planning Department – past employment
 - i. Pioneer Valley Regional Planning Commission – past employment
3. I was the Somers Town Planner from September 1987 through June 2009.
4. As the Town Planner, I became knowledgeable of:
 - a. The Somers Zoning Regulations; and
 - b. The concepts of permitted uses, specially permitted uses, non-conforming uses, and illegal or prohibited uses.
5. As the Town Planner, I attended the Somers Zoning Commission meetings and worked closely with the Zoning Enforcement Officer.
6. During my tenure as the Somers Town Planner, I was aware of the use of property at 56 Egypt Road (the "Property") for the following purposes:
 - a. Four-Town Agricultural Fair
 - b. 4-H Fairs
 - c. Horse shows
 - d. Carnivals
 - e. Tractor Pulls
 - f. Concerts and music festivals
 - g. Family reunions
 - h. Weddings
 - i. Fundraising events sponsored by various clubs and organizations
 - j. Off-road motorcycling events and enduro racing

- k. Auto swap meets
7. During my tenure as the Somers Town Planner, the owner of the Property, the Union Agricultural Society of Somers, Enfield, Ellington and East Windsor, Incorporated, was never required to seek and obtain a zoning permit, special permit or other zoning commission approval in order to conduct the various uses referenced in paragraph 6 of this Affidavit on the Property.
8. During my tenure as the Somers Town Planner, it was my opinion and belief that the uses of the Property as referenced in paragraph 6 of this Affidavit were legally permitted non-conforming uses of the Property and, as such, would not require a zoning permit, special permit or other zoning commission approval.



Patrice Carson

Subscribed and sworn to this 27th day of January, 2021.



Dorian R. Famiglietti,

Commissioner of the Superior Court

PERMIT NO. 3259

APPLICATION FOR BUILDING PERMIT
TOWN OF SOMERS, CONN.

Application must be typed or printed

1. Location of Job:	Fair Ground	Street address	Side of Street	Lot No.	Zone
2. Owner	Union Anti Society	Address	Somers		
3. Applicant	David Butler, Secy	Address			
4. Builder	Union Anti Society & Heavy Engineers Corp	Address			
5. Type of Job:	Original Construction	Alteration	Re erect Building		
Addition Repair Demolition Sewage disposal system					
6. Type of building:	Residential	No. Fam.	Commercial	Other	
Steel frame for fair					
7. Dist. from street line	Dist to lot lines:				
8. Size of building:	50'	150'	East	West	North
9. Floor area:	First floor	17500'	Second floor	Total	23000'
10. Ceiling heights:	Bsmt.	15'	First floor	Second floor	
11. Garage:	Size		Location:	Bsmt	Attached
12. Will any part of basement be finished?	List Details and Remarks on line 30.				
13. Type of Heating	Type of Domestic Water Heating				
14. No. of Toilets	No. of Bathtubs	No. of Lavatories	No. of showers		
Kitchen Disposal Unit	Dishwasher	Washing Machine	Clothes Dryer		
15. The fee covers:	Plumbing	Electric	Sewage disposal	Heating	
Sign	Cert. of Occupancy				

Complete Form on Reverse Side

Edw 38

Application is hereby: Approved Disapproved

Date

Building Official

Zoning
Commission

W. F. Pinner
W. L. Boardman
Harold W. Boardman
James B. Boardman

FEE SCHEDULE

Fee	Estimated Cost	SEWAGE DISPOSAL SYSTEM	Minimum
\$3.00	\$100 - 500	\$5.00	
4.00	501 - 1000		
3.00 for each additional thousand or fraction thereof		SIGN	Flat. fee
		\$3.00	

CERTIFICATE OF OCCUPANCY

\$1.00	\$ 100 - 1000	The Building Official may demand affidavit of actual cost.
2.00	1001 - 10000	
3.00	10001 - up	

Estimated cost
To include Heating,
Plumbing and Wiring

Actual cost

Cost Difference

\$ 2000. - Fee \$ 9.00

\$ Fee \$

\$ Additional Fee \$

pol. -
19.
DP
3-14-72

Exhibit 39
APPLICATION FOR ZONING APPROVAL ✓

JOB LOCATION <i>Fairgrounds Egypt Rd</i>				OWNERS NAME & ADDRESS <i>Union Agricultural Society Inc of Somers, Enfield, Ellington & F. Windsor</i>				MAP NUMBER	BLOCK NO.
								<i>2</i>	<i>13</i>
BUILDERS NAME & ADDRESS <i>R. Thibodeau - Enfield</i>				LOT NUMBER		ZONE		TELEPHONE	
						<i>Indus.</i>			
TYPE OF BUILDING <i>Addition to Office Building</i>				USE <i>Storage - 1 First Aid - during Fair Time</i>		<input checked="" type="checkbox"/> CONFORMING			
						<input type="checkbox"/> NON-CONFORMING			
FLOOR AREA		SIZE	FRONT	DEPTH	WING	STORIES			
<i>224 sq ft.</i>		<i>16 x 14</i>	<i>16'</i>	<i>14'</i>		<i>1st</i>			
GARAGE SHED POOL SIGN	SPECIFY	SIZE	SQUARE FT.	<input checked="" type="checkbox"/> ATTACHED		<input checked="" type="checkbox"/> CONFORMING			
				<input type="checkbox"/> DETACHED		<input type="checkbox"/> NON-CONFORMING			
DISTANCE FROM PROPERTY LINES			FRONT	RIGHT SIDE	LEFT SIDE	REAR			
			<i>500'</i>	<i>100'</i>	<i>1500'</i>	<i>1000'</i>			
PLANNING COMMISSION APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NOT REQUIRED				CONSERVATION COMMISSION APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NOT REQUIRED					
ZONING COMMISSION APPROVAL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT REQUIRED				ZONING BOARD OF APPEALS APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO		PAGE VOL.			
SANITARIANS APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NOT REQUIRED				SIGNATURE OF SANITARIAN				DATE	
COMMENTS									

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND ALL WORK WILL BE DONE ACCORDING TO APPROVED PLANS. THE STRUCTURE WILL CONFORM TO ALL ZONING REGULATIONS AS APPROVED BY THE ZONING OFFICIAL. ALL WATER COURSES ARE PROPERLY IDENTIFIED.

SIGNATURE OF APPLICANT		DATE
<i>Janice Henneke Sec'y -</i>		
SIGNATURE OF ZONING OFFICIAL		DATE
<i>Paul G. Bray</i>		<i>4-25-81</i>

Exhibit 4c

CERTIFICATE OF USE AND OCCUPANCY
SOMERS, CONNECTICUT

1976 ✓

Owner Rowland Lee Permit No. 8425

Builder _____ Date Sept. 6, 1962

LOCATION

Street State Road Lot # _____ Zone _____

This is to certify that the structure on lot ☐ / house ☐ as constructed ☐ altered ☐ conforms substantially to the requirements of the building code, sanitation code and the zoning ordinance of the town of Somers and is hereby approved for occupancy as indicated below.

Approved for occupancy: ldg. moved to the rear grounds. Foundation and new roof lns
repairs lns. Electricity installed.

Harold W. Wigold Building Inspector.
Harold W. Wigold

NOTICE: A duplicate of this certificate may be obtained from the Building Inspector. Charge for copies, one dollar.

Any change or extension of the use herein approved requires a new certificate of occupancy.

THE ISSUANCE OF THIS CERTIFICATE SHALL IN NO WAY CONSTITUTE A WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT THE BUILDING CODE OF THE TOWN OF SOMERS OR THE CUSTOMARY APPLICATION AND INTERPRETATION OF THIS BUILDING CODE HAS BEEN COMPLIED WITH FROM THE TOWN OF SOMERS TO THE PERSON, FIRM OR CORPORATION WHO PURCHASES, OCCUPIES, OR CONSTRUCTED THE BUILDING FOR WHICH IT WAS ISSUED.

Exhibit 41

APPLICATION FOR ZONING APPROVAL

MAP NUMBER

BLOCK NO

2

13

LOT NUMBER

ZONE

—

A-147

JOB LOCATION

Fairgrounds
Egypt Road

OWNERS NAME

Union Agricultural Society Inc
(Four Town Fair)

ADDRESS

Egypt Road Somers

BUILDERS NAME

Ferd Schrambach

ADDRESS

Hall Hill Rd

TOWN

Somers

ZIP

06071

TELEPHONE 744-334

Fax - 743-0047

TYPE OF BUILDING

Exhibit Building

BASEMENT

No

USE
Exhibits - Fair time
Storage - Rest of the year

CONFORMING

NON-CONFORMING

FLOOR AREA

SIZE

FRONT

DEPTH

WING

STORIES

NO. BEDROCK

1st

40' x 100'

15

N/A

2nd

GARAGE ☐

SPECIFY

SIZE

SQUARE FT.

ATTACHED

CONFORMING

SHED ☐

TYPE

POOL ☐SIGN ☐

DETACHED

NON-CONFORMING

DISTANCE FROM PROPERTY LINES

FRONT

470 + -

RIGHT SIDE

31'

LEFT SIDE

1100 + -

REAR

1400 + -

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND ALL WORK WILL BE DONE ACCORDING TO APPROVED PLANS. THE STRUCTURE WILL CONFORM TO ALL ZONING REGULATIONS AS APPROVED BY THE ZONING OFFICIAL. ALL WATER COURSES ARE PROPERLY IDENTIFIED.

SIGNATURE OF APPLICANT

DATE

10-16-86

DO NOT WRITE BELOW THIS LINE

OFFICE USE ONLY

PLANNING COMMISSION APPROVAL



YES



NO



NOT REQUIRED

CONSERVATION COMMISSION APPROVAL



YES



NO



NOT REQUIRED

ZONING COMMISSION APPROVAL



YES



NO



NOT REQUIRED

ZONING BOARD OF
APPEALS APPROVAL

YES



NO

VOLUME

PAGE

SANITARIANS APPROVAL

SIGNATURE OF SANITARIAN

DATE



YES



NO



NOT REQUIRED

COMMENTS:

SIGNATURE OF ZONING OFFICIAL

Paul A. Gray 10/16/86

CERTIFICATE OF USE AND OCCUPANCY

SOMERS, CONNECTICUT

77766

Owner Unionville Baptist Church

Permit No. _____

Builder Paul Schildbach

Date 7/17/86 ✓

LOCATION

Street Fair Chance Baptist Ch.

Lot # _____

Zone _____

This is to certify that the structure on lot ☐ / house ☐ as constructed ☒ altered ☐ conforms substantially to the requirements of the building code, sanitation code and the zoning ordinance of the town of Somers and is hereby approved for occupancy as indicated below.

Approved for occupancy: Exhibit Jan 40' x 100'

Paul Schildbach Building Inspector.

NOTICE: A duplicate of this certificate may be obtained from the Building Inspector. Charge for copies, one dollar.

Any change or extension of the use herein approved requires a new certificate of occupancy.

THE ISSUANCE OF THIS CERTIFICATE SHALL IN NO WAY CONSTITUTE A WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT THE BUILDING CODE OF THE TOWN OF SOMERS OR THE CUSTOMARY APPLICATION AND INTERPRETATION OF THIS BUILDING CODE HAS BEEN COMPLIED WITH FROM THE TOWN OF SOMERS TO THE PERSON, FIRM OR CORPORATION WHO PURCHASES, OCCUPIES, OR CONSTRUCTED THE BUILDING FOR WHICH IT WAS ISSUED.

0. Ceiling heights: Bsmt. _____ First floor _____ Second floor _____

1. Garage: Size _____ Location: Bsmt _____ Attached _____ Detached _____

2. Will any part of basement be finished? _____ List Details and Remarks on line 31.

3. Type of Heating N/A Type of Domestic Water Heating _____

4. No. of Toilets N/A No. of Bathtubs N/A No. of Lavatories N/A No. of showers N/A

Kitchen Disposal Unit N/A Dishwasher _____ Washing Machine _____ Clothes Dryer _____

5. The fee covers: Plumbing ☒ Electric ☒ Sewage disposal _____ Heating _____

Sign _____ Cert. of Occupancy ☒

Complete Form on Reverse Side

☐ YES ☐ NO ☐ NOT REQUIRED

SANITARIANS APPROVAL

SIGNATURE OF SANITARIAN.

☐ YES ☐ NO ☐ NOT REQUIRED

COMMENTS:

SIGNATURE OF ZONING OFFICIAL

Paul A. Bray 10/16/86

E ACCORDING
ROVED BY THE

DATE
10-16-86

PROVAL

REQUIRED

VOLUME

PAGE

DATE

Town of Somers

Exhibit 42

CERTIFICATE ISSUED
DATE

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

DATE 6/26 1989 PERMIT NO. 8666

APPLICANT Union Agricultural Society, Inc. ADDRESS POBox 24 Somers (NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO erect (TYPE OF IMPROVEMENT) (NO.) STORY Exhibit Building (PROPOSED USE) NUMBER OF DWELLING UNITS 0

AT (LOCATION) 56 Egypt Rd. (NO.) (STREET) ZONING DISTRICT

BETWEEN (CROSS STREET) AND (CROSS STREET)

SUBDIVISION LOT BLOCK LOT SIZE

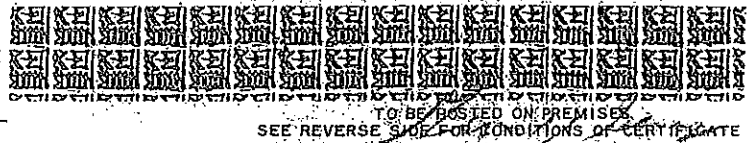
BUILDING IS TO BE 60 FT. WIDE BY 126 FT. LONG BY 10 to eaves IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE 4 USE GROUP C BASEMENT WALLS OR FOUNDATION (TYPE)

REMARKS: 60' by 126' Pole Barn Consturction Exhibit Building

AREA OR VOLUME 7560 Sq. Ft. (CUBIC/SQUARE FEET)

OWNER Union Agricultural Society Inc.
ADDRESS POBox 24 Somers Ct.



Town of Somers

8666

BUILDING PERMIT

DEPT. FILE COPY

AMOUNT PAID

VALIDATION

DATE 6/26 1989 PERMIT NO. 8666

APPLICANT Union Agricultural Society, Inc. ADDRESS POBox 24 Somers (NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO erect (TYPE OF IMPROVEMENT) (NO.) STORY Exhibit Building (PROPOSED USE) NUMBER OF DWELLING UNITS 0

AT (LOCATION) 56 Egypt Rd. (NO.) (STREET) ZONING DISTRICT

BETWEEN (CROSS STREET) AND (CROSS STREET)

SUBDIVISION LOT BLOCK LOT SIZE

BUILDING IS TO BE 60 FT. WIDE BY 126 FT. LONG BY 10 to eaves IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE 4 USE GROUP C BASEMENT WALLS OR FOUNDATION (TYPE)

REMARKS: 60' by 126' Pole Barn Consturction Exhibit Building

AREA OR VOLUME 7560 Sq. Ft. (CUBIC/SQUARE FEET)

ESTIMATED COST \$ 0

PERMIT FEE \$ 0

OWNER Union Agricultural Society Inc.
ADDRESS POBox 24 Somers Ct.

BUILDING DEPT. BY [Signature]

CERTIFICATE OF USE AND OCCUPANCY
SOMERS, CONNECTICUT

Owner Union Agr. Inc. Permit No. 8686
Builder Same Date 8/10/89 ✓

LOCATION

Street 65 Camp Rd. Lot # 1 Zone

This is to certify that the structure on lot ☒ / house ☐ as constructed ☒ altered ☐ conforms substantially to the requirements of the building code, sanitation code and the zoning ordinance of the town of Somers and is hereby approved for occupancy as indicated below.

Approved for occupancy: Exhibit 1010 Page

[Signature] Building Inspector.

NOTICE: A duplicate of this certificate may be obtained from the Building Inspector. Charge for copies, one dollar.
Any change or extension of the use herein approved requires a new certificate of occupancy.

THE ISSUANCE OF THIS CERTIFICATE SHALL IN NO WAY CONSTITUTE A WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT THE BUILDING CODE OF THE TOWN OF SOMERS OR THE CUSTOMARY APPLICATION AND INTERPRETATION OF THIS BUILDING CODE HAS BEEN COMPLIED WITH FROM THE TOWN OF SOMERS TO THE PERSON, FIRM OR CORPORATION WHO PURCHASES, OCCUPIES, OR CONSTRUCTED THE BUILDING FOR WHICH IT WAS ISSUED.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND THE SAME IS IN ACCORDANCE WITH THE TOWN OF SOMERS TO APPROVED PLANS. THE STRUCTURE WILL CONFORM TO ALL ZONING REGULATIONS AS APPROVED BY THE ZONING OFFICIAL. ALL WATERCOURSES AND WETLANDS ARE PROPERLY IDENTIFIED.

Applicant: Jamies Hemmich Sec'y Date: June 12, 1989

DO NOT WRITE BELOW THIS LINE

FOR OFFICIAL USE ONLY

APPROVAL REQUIRED (checked)	OFFICIAL SIGNATURE	DATE
<input type="checkbox"/> PUBLIC WORKS (driveway):		
<input type="checkbox"/> CONSERVATION COMMISSION:		
<input type="checkbox"/> PLANNING COMMISSION:		
<input type="checkbox"/> ZONING BOARD OF APPEALS:		
<input type="checkbox"/> WPCA:		
<u>N/A</u> <input type="checkbox"/> SANITARIAN:	<u>ST</u>	<u>6/13/89</u>
<input type="checkbox"/> TOWN CONSULTING ENGINEER:		
<input type="checkbox"/> TOWN FIRE MARSHAL:		

COMMENTS: CONFORMING / NON-CONFORMING

CERTIFIED PLANS SUBMITTED: yes / no

APPROVED: Conditional

DENIED:

Per Zoning Comm. 6/5/89

Certified S. to Plans must be received by July 10, 1989

ZONING OFFICIAL'S DECISION:

signature

date

Exhibit 43.

CERTIFICATE OF USE AND OCCUPANCY
SOMERS, CONNECTICUT

Owner Police Assn. Fair Society Permit No. 1807
Builder Somers Fire Dep. Date 8/18/85 ✓

LOCATION

Street 55 Egypt Rd. Lot # _____ Zone _____

This is to certify that the structure on lot ☐ / house ☐ as constructed ☒ altered ☐ conforms substantially to the requirements of the building code, sanitation code and the zoning ordinance of the town of Somers and is hereby approved for occupancy as indicated below.

Approved for occupancy: Fire Dept. Ringo Hall

[Signature] Building Inspector.

NOTICE: A duplicate of this certificate may be obtained from the Building Inspector. Charge for copies, one dollar.

Any change or extension of the use herein approved requires a new certificate of occupancy.

THE ISSUANCE OF THIS CERTIFICATE SHALL IN NO WAY CONSTITUTE A WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT THE BUILDING CODE OF THE TOWN OF SOMERS OR THE CUSTOMARY APPLICATION AND INTERPRETATION OF THIS BUILDING CODE HAS BEEN COMPLIED WITH FROM THE TOWN OF SOMERS TO THE PERSON, FIRM OR CORPORATION WHO PURCHASES, OCCUPIES, OR CONSTRUCTED THE BUILDING FOR WHICH IT WAS ISSUED.

TOWN OF SOMERS

[Signature]
Steven D. Kominski
First Selectman

RECEIVED
SOMERS ZONING COMMISSION
DATE 8/18/85

CERTIFICATE OF USE AND OCCUPANCY

SOMERS, CONNECTICUT

7950

Owner Union Agricultural Society, Inc.

Permit No. 7950

Builder Members & Directors

Date 9/8/91 ✓

LOCATION

Street 56 Egypt Road-Fairgrounds Lot # _____ Zone I & A-1

This is to certify that the structure on lot ☒ / house ☐ as constructed ☐ altered ☒ conforms substantially to the requirements of the building code, sanitation code and the zoning ordinance of the town of Somers and is hereby approved for occupancy as indicated below.

Approved for occupancy: Stage 20x40

[Signature] Building Inspector.

NOTICE: A duplicate of this certificate may be obtained from the Building Inspector. Charge for copies, one dollar.

Any change or extension of the use herein approved requires a new certificate of occupancy.

THE ISSUANCE OF THIS CERTIFICATE SHALL IN NO WAY CONSTITUTE A WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT THE BUILDING CODE OF THE TOWN OF SOMERS OR THE CUSTOMARY APPLICATION AND INTERPRETATION OF THIS BUILDING CODE HAS BEEN COMPLIED WITH FROM THE TOWN OF SOMERS TO THE PERSON, FIRM OR CORPORATION WHO PURCHASES, OCCUPIES, OR CONSTRUCTED THE BUILDING FOR WHICH IT WAS ISSUED.

Ceiling heights: Bsmt. _____ First floor _____ Second floor _____

Garage: Size _____ Location: Bsmt _____ Attached _____ Detached _____

Will any part of basement be finished? _____ List Details and Remarks on line 31.

Type of Heating _____ Type of Domestic Water Heating _____

No. of Toilets _____ No. of Bathtubs _____ No. of Lavatories _____ No. of showers _____

Kitchen Disposal Unit _____ Dishwasher _____ Washing Machine _____ Clothes Dryer _____

The fee covers: Plumbing _____ Electric X Sewage disposal _____ Heating _____

Sign _____ Cert. of Occupancy _____

Complete Form on Reverse Side

25
27

TOWN OF SOMERS ZONING PERMIT APPLICATION

600 Main Street P.O. Box
Somers, CT 06071 763-39

This permit is hereby applied for
☒ new construction ☐ swimming
☐ addition ☐ excavation

LOT AREA (SQUARE FEET) 48.9 AcZONE I-4A MAP NO. 2On the property are there: Wetlands ☐Is this part of a Subdivision? ☐JOB LOCATION: 56 EgyptOWNER'S NAME: Union AgricultureADDRESS: P.O. Box 24BUILDER'S NAME: PLINE BUILDING SYSTEMS TELEPHONE: (203) 665-6182

ADDRESS: _____

PROPERTY ☐ Single Family Residence ☐ Commercial ☒ Other Fairgrounds
USE: ☐ Multi-Family Residence ☐ Industrial _____

PROPOSED STRUCTURES:

Description: Exhibition BuildingDimensions: 60' x 4' x 150' x 12' 14'

Livable Floor Area: 1. _____ 2. _____ 3. _____

Number of Bedrooms: 0 Basement yes / ☒ no

Estimated Cost of Construction: \$ _____

☐ Variance (attach copy) Granted to _____ On date _____, 19____
For _____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND ALL WORK WILL BE DONE ACCORDING TO APPROVED PLANS. THE STRUCTURE WILL CONFORM TO ALL ZONING REGULATIONS AS APPROVED BY THE ZONING OFFICIAL. ALL WATERCOURSES AND WETLANDS ARE PROPERLY IDENTIFIED. A PLOT PLAN IS ATTACHED.

Applicant: James J. Hawthorn, Sec'y Date: February 1st 1993

DO NOT WRITE BELOW THIS LINE

FOR OFFICIAL USE ONLY

APPROVAL REQUIRED (checked)	OFFICIAL SIGNATURE	DECISION	DATE
<u>NA</u> SANITARIAN/WPCA:	<u>ST</u>		<u>2/2/93</u>
<u>NA</u> CONSERVATION COMMISSION:	<u>JO</u>		<u>2/2/93</u>
<u>NA</u> PUBLIC WORKS (driveway):	<u>ply</u>		<u>02-02-93</u>
PLANNING COMMISSION:			
TOWN CONSULTING ENGINEER:			
<input checked="" type="checkbox"/> TOWN FIRE MARSHAL:	<u>Robert J. Hunter</u>	<u>app</u>	<u>02-10-93</u>

COMMENTS: CONFORMING / NON-CONFORMINGCERTIFIED PLANS SUBMITTED: yes / ☒ no

APPROVED: _____

DENIED: _____

ZONING OFFICIAL'S DECISION: _____

revised 07/01/90

signature

date

PERMIT NO. 13-93 ✓
Rec'd. 3/5/93
of \$ No Fee PAID
Regulations for:
other _____

REAR 1000' - SIDE 30'
FRONTAGE 1200' -

Existing Structures yes / no744-6527-744-3340

RS. CT 06071

(203) 665-6182

SIGN PERMIT ONLY:

Building Frontage: _____

Area of Sign: _____

Lighting: _____

Front Setback: _____

Sketch to Scale Attached yes / no

CERTIFICATE OF USE AND OCCUPANCY
SOMERS, CONNECTICUT

Owner Union Agricultural Society, Inc.

Permit No. 9804 ✓

Builder Pine Ridge Pole Barns

Date 7/23/92

LOCATION

Street 56 Eavot Road

Lot # _____

Zone I & A-1

This is to certify that the structure on lot ☐ / house ☐ as constructed ☐ altered ☐ conforms substantially to the requirements of the building code, sanitation code and the zoning ordinance of the town of Somers and is hereby approved for occupancy as indicated below.

Approved for occupancy: _____

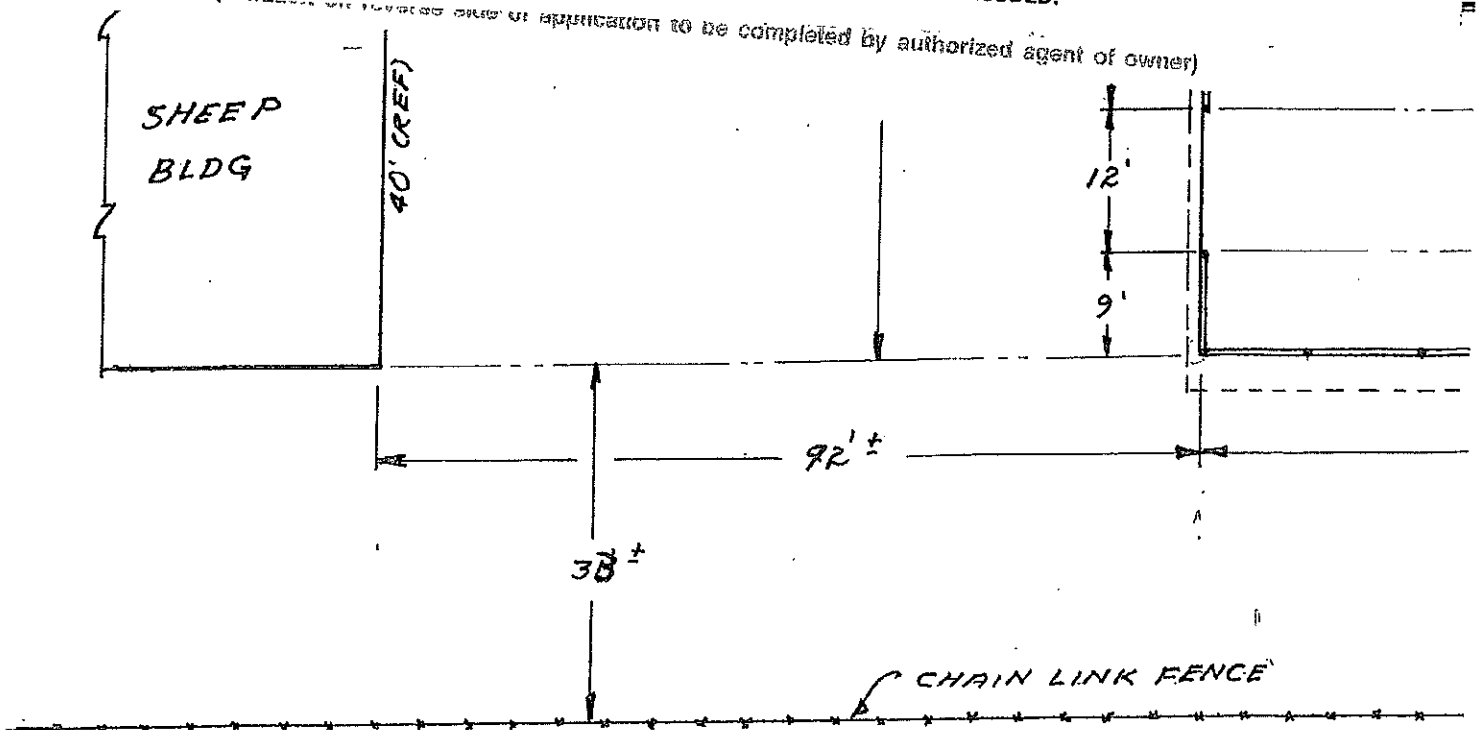
50' x 150' x 12' Exhibition building for use by the Four Town Fair Association

[Signature]

Building Inspector.

NOTICE: A duplicate of this certificate may be obtained from the Building Inspector. Charge for copies, one dollar.
Any change or extension of the use herein approved requires a new certificate of occupancy.

THE ISSUANCE OF THIS CERTIFICATE SHALL IN NO WAY CONSTITUTE A WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT THE BUILDING CODE OF THE TOWN OF SOMERS OR THE CUSTOMARY APPLICATION AND INTERPRETATION OF THIS BUILDING CODE HAS BEEN COMPLIED WITH FROM THE TOWN OF SOMERS TO THE PERSON, FIRM OR CORPORATION WHO PURCHASES, OCCUPIES, OR CONSTRUCTED THE BUILDING FOR WHICH IT WAS ISSUED.



PLAN 1

Exhibit 46

BUILDING PERMIT

AMOUNT PAID

exempt

VALIDATION

DATE 4/29 19 97

PERMIT NO. 10825

APPLICANT Union Agricultural Society

ADDRESS P.O. Box 24 Somers

(CONTR'S LICENSE)

PERMIT TO storage building () STORY

(TYPE OF IMPROVEMENT)

NO.

(PROPOSED USE)

NUMBER OF DWELLING UNITS

AT (LOCATION) 56 Egypt Rd. (Four Town Fairgrounds)

(NO.)

(STREET)

ZONING DISTRICT

I & A-1

BETWEEN

(CROSS STREET)

AND

(CROSS STREET)

SUBDIVISION no LOT - BLOCK 13 LOT SIZE 2,178,000

BUILDING IS TO BE 48 FT. WIDE BY 25 FT. LONG BY 13 FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE USE GROUP BASEMENT WALLS OR FOUNDATION

(TYPE)

REMARKS: maintenance storage building

Failure to comply with Public Act 96-216 by any contractor cancels this permit.

AREA OR VOLUME 1,200 (CUBIC/SQUARE FEET)

ESTIMATED COST \$ 10,000

PERMIT FEE \$ exempt

OWNER Union Agricultural Society, Inc.

ADDRESS P.O. Box 24, Somers, CT 06071

BUILDING DEPT. BY

RESIDENTIAL COMMERCIAL INDUTRIAL

HEIGHT -FEET

SQUARE FOOTAGE: 1ST FLOOR 1200 2ND FLOOR TOTAL 1200

GARAGE SQ FT: ATTACHED DETACHED TOTAL

FOOTING: YES NO

FOOTING DRAIN: YES NO

LIST ANY OTHER SUBSURFACE INTSALLATION (PLOT PLAN REQUIRED):

 ELECTRICAL MECHANICAL PLUMBING HEATING
 HVAC OTHER COST

CHARLES SCHAEFFER 10-17-97

PRINT NAME (INK) & DATE

Charles Schaeffer - Director

OWNER/AUTHORIZED AGENT (SIGN IN INK)

APPROVED DENIED

BUILDING OFFICIAL

COMPLETED APPLICATION DATE

FIRE MARSHAL

DATE

I hereby cetify that all work will be according to all local Regulations and the State of Connecticut Basic Building code.

SIGNATURE

Jennie Shannon Secy

Exhibit 47



Town of Somers
Building Department
600 Main Street • PO Box 362
Somers, CT 06071
Phone 860.763.8220 • www.somersct.gov

BUILDING PERMIT ✓

LOCATION INFORMATION		PERMIT BC3 - commercial addition/renovation	
Street Address: 56 EGYPT RD		Number: 11-0686	
Owner Name: UNION AGRICULTURAL SOCIETY INC PO BOX 24		Status: Issued	
Parcel ID: 00061700		Date: 5/26/2011	
APPLICANT INFORMATION		OWNER INFORMATION	
Stu Grant 133 Melrose Road Broad Brook, Ct 06016		UNION AGRICULTURAL SOCIETY INC PO BOX 24 SOMERS CT 06071	
PROJECT INFORMATION		Valuation: \$10,500.00	
Use Type: Commercial		Use Class: Accessory	
Description of Work: siding and windows for maintenance building			
Work Scope:		Work Class:	
FEES			Total Fees: \$132.00
Payment Date: 5/20/2011	Method: Check #: 9570	Amount: \$132.00	
Payment Date:	Method:	Amount:	
If there are more than two payments please see the Invoice Summary			Total Payments: 132.00

Additional Comments:

ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS AS APPROVED BY THE
SOMERS BUILDING DEPARTMENT

The approval of plans or drawings and specifications or data in accordance with this rule is invalid if construction, erection, alteration, or other work upon the building has not commenced within twelve months of the approval of the plans or drawings and specifications. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval.

Approving Official

Date Issued

5/26/2011



Town of Somers
Building Department
600 Main Street • PO Box 362
Somers, CT 06071
Phone 860.763.8220 • www.somersct.gov

Exhibit 48

BUILDING PERMIT ✓

LOCATION INFORMATION		PERMIT BC3 - commercial addition/renovation	
Street Address: 56 EGYPT RD		Number: 11-0687	
Owner Name: UNION AGRICULTURAL SOCIETY INC PO BOX 24		Status: Issued	
Parcel ID: 00061700		Date: 5/27/2011	
APPLICANT INFORMATION		OWNER INFORMATION	
Janice Steinmetz P.O. Box 24 Somers, Ct 06071		UNION AGRICULTURAL SOCIETY INC PO BOX 24 SOMERS CT 06071	
PROJECT INFORMATION		Valuation: \$50,000.00	
Use Type: Commercial		Use Class: Principal	
Description of Work: demo and rebuild building			
Work Scope:		Work Class:	
FEES			Total Fees: \$600.00
Payment Date:	Method:	Amount:	
Payment Date:	Method:	Amount:	
If there are more than two payments please see the Invoice Summary			Total Payments: 0.00

Additional Comments:

**ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS AS APPROVED BY THE
SOMERS BUILDING DEPARTMENT**

The approval of plans or drawings and specifications or data in accordance with this rule is invalid if construction, erection, alteration, or other work upon the building has not commenced within twelve months of the approval of the plans or drawings and specifications. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval.

Approving Official

Date Issued

5/27/2011

Exhibit 49



Town of Somers
Building Department

600 Main Street • PO Box 362
Somers, CT 06071
Phone 860.763.8220 • www.somersct.gov

BUILDING PERMIT

LOCATION INFORMATION		PERMIT BC5 - commercial roofing/siding ✓	
Street Address: 56 EGYPT RD		Number: 11-0729	
Owner Name: UNION AGRICULTURAL SOCIETY INC PO BOX 24		Status: Issued	
Parcel ID: 00061700		Date: 6/6/2011	
APPLICANT INFORMATION		OWNER INFORMATION	
Stu Grant 133 Melrose Road Broad Brook, Ct 06016		UNION AGRICULTURAL SOCIETY INC PO BOX 24 SOMERS CT 06071	
PROJECT INFORMATION		Valuation: \$57,913.00	
Use Type: Commercial		Use Class:	
Description of Work:			
Work Scope:		Work Class:	
FEES		Total Fees: \$696.00	
Payment Date:	Method:	Amount:	
Payment Date:	Method:	Amount:	
If there are more than two payments please see the Invoice Summary		Total Payments: 0.00	

Additional Comments:

**ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS AS APPROVED BY THE
SOMERS BUILDING DEPARTMENT**

The approval of plans or drawings and specifications or data in accordance with this rule is invalid if construction, erection, alteration, or other work upon the building has not commenced within twelve months of the approval of the plans or drawings and specifications. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval.

Approving Official

Date Issued

6/6/2011



Town of Somers
Building Department

600 Main Street • PO Box 362
Somers, CT 06071
Phone 860.763.8220 • www.somersct.gov

BUILDING PERMIT ✓

Exhibit #456

LOCATION INFORMATION		PERMIT ES - Electrical sub-permit	
Street Address: 56 EGYPT RD		Number: 11-0853	
Owner Name: UNION AGRICULTURAL SOCIETY INC PO BOX 24		Status: Issued	
Parcel ID: 00061700		Date: 8/10/2011	
APPLICANT INFORMATION		OWNER INFORMATION	
Bartholomew Electric LLC 363 Elm Street Enfield, CT 06082		UNION AGRICULTURAL SOCIETY INC PO BOX 24 SOMERS CT 06071	
PROJECT INFORMATION		Valuation: \$5,000.00	
Use Type: Commercial		Use Class:	
Description of Work: REPAIR ELECTRICAL DAMAGE TO CRAFT BUILDING			
Work Scope:		Work Class:	
FEES			Total Fees: \$60.00
Payment Date: 8/10/2011	Method: Cash	Amount: \$60.00	
Payment Date:	Method:	Amount:	
If there are more than two payments please see the Invoice Summary			Total Payments: 60.00

Additional Comments:

**ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS AS APPROVED BY THE
SOMERS BUILDING DEPARTMENT**

The approval of plans or drawings and specifications or data in accordance with this rule is invalid if construction, erection, alteration, or other work upon the building has not commenced within twelve months of the approval of the plans or drawings and specifications. Two extensions shall be granted for six months each if requested by the owner at least ten days in advance of the expiration of the approval.

Approving Official

Date Issued 8/10/2011

Exhibit 5.1

streets; or the middle of the channels of waterways; or the center lines of utility rights-of-way; or the boundary lines of state forests and/or reservations. Where a zone boundary is shown parallel to a street, such boundary shall be interpreted as running parallel to the nearest street line and at such a distance measured from the street line therefrom as indicated on the Zoning Map. In case of uncertainty as to the location of any zone boundary line, the determination thereof shall be made by the Commission.

§ 214-26. Lot in more than one district.

In the case of a lot of record lying in more than one district, the provision of the less restrictive district may be applied for a distance of not more than 25 feet into a more restrictive district, provided that such lot has frontage on a street in the less restrictive district and said twenty-five-foot strip shall be utilized as a buffer.

**ARTICLE V
Nonconforming Uses**

§ 214-27. Continuance.

Any nonconforming use, including nonconforming buildings, structures and lots, lawfully existing as of the effective date of these regulations or any amendment thereof shall be permitted to continue notwithstanding any other provision of these regulations or any amendment thereof.

§ 214-28. Change of use.

No use which conforms to these regulations may be changed to a nonconforming use. A nonconforming use may be changed only to a conforming use. Whenever a nonconforming use has been changed to a conforming use, it shall not thereafter be changed to a use which does not conform to these regulations.

§ 214-29. Extension or enlargement.

No nonconforming use shall be extended or enlarged inside or outside any building or structure except as otherwise provided herein. No extension or enlargement of any nonconforming building or structure shall be made which increases the nonconformity of such building or structure, except that a nonconforming building or structure containing a permitted use may be extended or enlarged within the applicable yard requirements or within a line which is not nearer to the lot lines than the existing building, provided that such extension or enlargement provides for a permitted use containing no more dwelling units than the existing building. The extension or enlargement of any building within a special flood hazard area shall meet the Flood Damage Prevention Regulations.⁴

§ 214-30. Moving.

No such nonconforming use shall be moved in whole or in part to any other portion of the property occupied by such use at the effective date of adoption or amendment of these regulations.

4. Editor's Note: See Art. XV, Flood Damage Prevention.

Exhibit 52

Street).

(4) Six-foot wide paved sidewalks (both sides of Main Street).

(5) Four-foot wide outdoor seating and landscape area (both sides of Main Street).

B. The landscape treatment will include decorative lighting, plantings, banners, and trees.

§ 214-86.9. Application procedure.

The approval process shall follow the site plan approval process, in accordance with § 214-101, including:

A. Review and approval of architectural drawings of any proposed buildings, structures, or exterior renovations.

B. Review by the Town's Design Advisory Review Board.

ARTICLE XVI

Special Uses

§ 214-87. Alcoholic beverages.

After a public hearing, the Zoning Commission may grant a special use permit for the use of property for the sale of alcoholic beverages, subject to State Liquor Commission control and restrictions under this section.

A. No building or premises shall be used for the purpose of sale or exchange of alcoholic liquors at retail if the main entrance to that part of the building subject to licensing is within 750 feet of a church or public school or another establishment having a liquor control permit. Notwithstanding the foregoing provision, an establishment allowing only on-premises consumption of beer, wine and cider not exceeding six percent liquor by volume may be located less than 750 feet but not less than 100 feet from a church or public school.

B. Grocery stores with beer and wine permits shall be considered or regarded as a package store outlet.

C. Except as limited above, the bottling and wholesale sale and storage of alcoholic liquors is permitted in the Industrial District, without limitation of distance from any liquor outlet.

D. In residential districts, the sale of alcoholic liquors for consumption on the premises is permitted, subject to Subsection A above, only by special use permit issued by the Zoning Commission as follows:

(1) A club under a club permit.

(2) At a public golf course or golf center under a restaurant permit, a restaurant permit for beer only, a restaurant permit for beer and wine only or a cafe permit, as defined in the Connecticut General Statutes. [Amended 4-20-1998, effective 4-27-1998]

§ 214-88. Greenhouses.

the Connecticut General Statutes, as amended. Such service of alcoholic drink shall comply with all Liquor Control Commission regulations appertaining thereto. All establishments serving food and nonalcoholic drink must be housed in an enclosed structure and must provide seats for their customers either at a counter or at separate tables.

§ 214-91. Permanent public uses.

The Commission may permit the following uses in any zone if it finds such use to be essential to the public convenience and welfare:

- A. Firehouses.
- B. Libraries.
- C. Cemeteries.
- D. Churches open to the public.
- E. Town parks and playgrounds.
- F. Public utility lines, substations and buildings, provided that:
 - (1) The location, construction and right-of-way of any transmission line shall be such as to prevent hazard to the public and surrounding property.
 - (2) Gas booster stations shall be located on a site at least one acre in area and having no dimension less than 100 feet.
 - (3) A utility substation shall be located on a lot at least 10,000 square feet in area. There shall be suitable fencing to protect the public and landscaping to effectively screen the substation from surrounding property. Yard setbacks of the district in which the substation is located shall be met. In addition, there shall be adequate off-street parking areas providing at least two parking spaces.
 - (4) Minor structures, such as hydrants, telephone or light poles or similar equipment, shall not be subject to these regulations.

§ 214-92. Temporary uses.

- A. Any church, school, civic association, volunteer fire department or other nonprofit organization may hold a fair, carnival, circus, athletic meet, sporting event or similar event on its own premises for a period not exceeding seven days if the profits are to be used for civic, religious or philanthropic purposes.
- B. School bus shelters may be located 20 feet from the street line subject to the following:
 - (1) Approval of Building Inspector and Zoning Enforcement Officer.
 - (2) Certification of construction by the Building Inspector.
 - (3) Verification of use for a school approved bus stop.
 - (4) Building to be in place only from September to June.

- (5) Permits to be issued to current owner only. Permit is automatically void upon transfer of title.
- (6) A permit is required for each school year.
- (7) The shelter may not exceed 24 square feet in floor area, nor seven feet in ceiling height.
- C. The Commission may issue a special use permit for up to one year, which may be renewed by the Zoning Commission or its agent after a public hearing for the limited use of trailers or mobile homes for the following purposes: [Amended 6-30-2003, effective 8-1-2003]
 - (1) Mobile homes used as an office to service a construction project, which may include facilities for a watchman, for up to one year.
 - (2) Temporary uses other than for residential purposes which in the judgment of the Commission warrant such special use permit.

§ 214-93. Temporary commercial uses.

- A. The Commission may issue a special use permit for auctions, food festivals, music jamborees and flea markets, provided that:
 - (1) The activities are an accessory and secondary use to an existing commercial use in an A-1, B or I Zone.
 - (2) The proposed activities shall be conducted on property situated adjacent to a state highway.
 - (3) Said permit shall be valid up to three years or any other shorter time period approved by the Commission. A minimum written notification of 45 days to the Zoning Commission or its agent shall be given if there is no prescheduled date for an approved event(s). Written notification to the Zoning Commission or its agent shall be given no later than 45 days prior to the holding of an approved event if such event has been approved without prescheduled dates. The special use permit may be renewed annually after a public hearing is held by the Commission. The fee for renewal shall be equal to the special use permit fee. [Amended 4-3-2006, effective 4-6-2006; 4-7-2014, effective 4-24-2014]
- B. Prior to issuance of a special use permit, the Commission shall make findings that the plan of the proposed land use as approved will be:
 - (1) In harmony with the actual or permitted development of nearby properties and immediate neighborhood.
 - (2) Adequately buffered from nearby residential properties and appropriately located on the property to protect the character of the area.
 - (3) In accordance with §§ 214-102 and 214-103 of these regulations. The Commission shall consider conditions of the permit, including but not limited to parking, hours of operation, type and size of signs and length of permit. The applicant is responsible for police and traffic control if required for his/her event.

Exhibit 54

Town of Somers, CT
Thursday, January 28, 2021

Chapter 135. Mass Gatherings

[HISTORY: Adopted 3-15-2018 by the Board of Selectmen of the Town of Somers, effective 4-5-2018. Amendments noted where applicable.]

§ 135-1. Purpose.

The Town of Somers recognizes the desirability of certain outdoor/indoor events, including exhibitions, festivals, music concerts, sporting events, and fairs, and hereby adopts this chapter to protect the general welfare and promote public health and safety by addressing issues arising therefrom, such as traffic congestion, crowd control, health and sanitation, compliance with alcohol and drug laws and protection of public and private property.

§ 135-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ASSEMBLY AREA

That portion of the premises at which the mass gathering is held.

MASS GATHERING

- A. Any temporary gathering, pageant, amusement show, exhibition, festival, theatrical performance, or other special event held with the intent to attract at least 1,000 persons during the course of the event, or at least 500 persons on site at any given time; or
- B. Any event which exceeds the normal rated capacity of the building or space; or
- C. Any public event that will require a special liquor permit; or
- D. Any public event that needs to have on-site emergency medical services; or
- E. Any event which will result in a temporary road closure or lane restrictions.

OPERATOR

The licensee; the person or entity responsible for the mass gathering.

PERSON

Any natural person, sole proprietor, partnership, corporation or other entity.

PUBLIC COSTS

Those costs incurred by the Town in connection with the mass gathering which would not be incurred by the Town if the mass gathering were not held.

TOWN

Town of Somers.

§ 135-3. Permit requirements; application; fees.

A. Permit requirements.

- (1) No person, firm, corporation or partnership shall stage, sponsor, promote, operate or hold any mass gathering without first procuring a mass gathering permit from the Town of Somers. The property owner of a location for an event is responsible for ensuring the proper permits are obtained.
- (2) When police protection is necessary or required, as determined by the Chief of Police, the amount of such protection necessary shall be determined and furnished by the Chief of Police, or designee, of the Town of Somers. Such protection shall be paid for by the person or persons operating, conducting or promoting the event, pursuant to Connecticut General Statutes § 7-284.
- (3) Per Connecticut General Statutes § 29-291a, the local Fire Marshal may regulate and control special events, including, but not limited to, assemblage of people, exhibits, trade shows, amusement parks, haunted houses, outdoor events and other similar special temporary and permanent occupancies. When a fire watch is deemed necessary, the amount of such protection shall be determined by the Somers Fire Marshal or Deputy Fire Marshal. Standby fire personnel and apparatus (if necessary) shall be furnished by the Somers Fire Department. Such protection shall be paid for by the person or persons operating, conducting or promoting the event.
- (4) If EMS coverage is required by Connecticut state statute or is requested by the event organizer, then the EMS personnel and apparatus (if necessary) shall be furnished by the Town of Somers Fire Department, which is the licensed public safety area responder for the Town of Somers. No other provider or agency can conduct an EMS standby in Somers per Connecticut State Regulations §§ 19a-179-9 and 19a-179-11. Such protection shall be paid for by the person or persons operating, conducting or promoting the event.
- (5) A local mass gathering permit shall not be required of agricultural fairs that fully comply with Connecticut General Statutes, Chapter 368S, § 19a-443(c).
- (6) Permits for a mass gathering shall be issued by the Town Clerk according to the procedure contained herein.
- (7) An application for a mass gathering shall be filed with the Town Clerk a minimum of 60 days prior to the event.

B. Application.

- (1) The person(s) seeking a permit must file a completed application with the Town Clerk not less than 60 days before the proposed event.
- (2) Venues that hold events on a regular basis may elect to submit one request for the year with a calendar outlining planned events and expected attendance for those dates.
- (3) The Town of Somers shall have up to 15 business days to review the permit. After this period the permit shall be a) issued without restriction, b) issued with restrictions and/or conditions, or c) denied with a reason provided.
- (4) If an application for a mass gathering is filed with the Town Clerk less than 60 days in advance, then the Town reserves the right to limit or prohibit the event if the Town is not able to provide the resources necessary to ensure public safety.

C. Fees. It shall be the responsibility of the person seeking a permit to ensure all fees associated with police, fire, medical, health or Town services are paid upon receipt of invoice.

§ 135-4. Enforcement.

The Town of Somers Chief of Police or designee will enforce the provisions of this chapter, as well as any restrictions or conditions of the actual event permit.

§ 135-5. Penalties for offenses.

Any person, firm, corporation, property owner or partnership which violates any portion of this chapter or fails to obtain required approvals will be subject to a cease-and-desist order and shall be fined \$250 per day, pursuant to Connecticut General Statutes § 7-148. Each day that a violation continues constitutes a separate violation.

§ 135-6. Assignability.

Permits issued under this chapter are not transferable or assignable without prior approval.

§ 135-7. Expiration.

Permits issued under this chapter are valid only during the approved operating hours of the mass gathering or approved rain date. The permit is void should the event be canceled or postponed.

§ 135-8. Conflicts with other legislation.

This chapter shall not repeal, annul, or in any way impair or remove the necessity of compliance with any other rules, regulations, bylaws, permits, or provisions of the Town of Somers.

Exhibit 55

TOWN OF SOMERS MASS GATHERING EVENT PERMIT

MG18-004
PERMIT# _____ DATE ISSUED: 8-2-18

Organization Name: Hartford County 4-H Fair Association
Contact: June Zoppa

Event Name: HARTFORD COUNTY 4-H FAIR

Event Location: Four Town Fairgrounds, 56 Egypt Road
Date(s) of Operation: August 17-19, 2018

Fire Marshal/Fire Chief: [Signature]

Comments/Conditions: _____

Chief of Police or Designee: [Signature]

Comments/Conditions: NO ISSUES

Director of Health or Agent: [Signature]

Comments/Conditions: _____

Zoning Enforcement Officer: [Signature]

Comments/Conditions: _____

Director of Public Works: Todd Rolland

Comments/Conditions: DPW - No Issues

First Selectman/Local Traffic Authority: [Signature]

Comments/Conditions: _____

This permit is issued with the agreement that the recipient shall remain in compliance with all requirements of the Mass Gathering Ordinance under the jurisdiction of the TOWN OF SOMERS.

Permits issued under the Mass Gathering ordinance of the Town of Somers are not transferable or assignable without prior approval; and are valid only during the approved operating hours of the Mass Gathering or approved rain date. The permit is void should the event be cancelled or postponed.

REVOCABLE AT ANY TIME

**TOWN OF SOMERS
MASS GATHERING EVENT PERMIT**

✓ emailed
8/15/19

MG19-003

8/1/2019

PERMIT# _____ DATE ISSUED: _____

Organization Name: HARTFORD COUNTY 4-H FAIR ASSOC.
Contact: June Zoppa

Event Name: HARTFORD COUNTY 4-H FAIR

Event Location: 56 Egypt Road

Date(s) of Operation: 8/16/2019, 8/17/2019, 8/18/2019

Fire Marshal/Fire Chief: R. Stovall [Signature] 8/15/19

Comments/Conditions: _____

Chief of Police or Designee: [Signature]

Comments/Conditions: no police assigned to event 8/15/19

Director of Health or Agent: S. Jacobs / (JP) 8/15/19

Comments/Conditions: _____

Zoning Enforcement Officer: [Signature] 8/1/19

Comments/Conditions: _____

Director of Public Works: [Signature] 8/1/19

Comments/Conditions: _____

First Selectman/Local Traffic Authority: [Signature]

Comments/Conditions: _____

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with all requirements of the Mass Gathering Ordinance under the jurisdiction
of the TOWN OF SOMERS.*

*Permits issued under the Mass Gathering ordinance of the Town of Somers are not transferable or assignable without
prior approval; and are valid only during the approved operating hours of the Mass Gathering or approved rain date.
The permit is void should the event be cancelled or postponed.*

REVOCABLE AT ANY TIME

Exhibit 54

TOWN OF SOMERS MASS GATHERING EVENT PERMIT

MG18-007
PERMIT# _____ DATE ISSUED: 9/13/2018

Organization Name: The Union Agricultural Society
Contact: Tom Kozikowski

Event Name: FOUR TOWN FAIR

Event Location: 56 Egypt Road
Date(s) of Operation: September 13-16, 2018

Fire Marshal/Fire Chief: [Signature]

Comments/Conditions: _____

Chief of Police or Designee: [Signature] #398

Comments/Conditions: _____

Director of Health or Agent: [Signature]

Comments/Conditions: _____

Zoning Enforcement Officer: [Signature]
N/A

Comments/Conditions: _____

Director of Public Works: [Signature] TOOP Road

Comments/Conditions: DPW will provide signs for Parade

First Selectman/Local Traffic Authority: [Signature]

Comments/Conditions: _____

This permit is issued with the agreement that the recipient shall remain in compliance with all requirements of the Mass Gathering Ordinance under the jurisdiction of the TOWN OF SOMERS.

Permits issued under the Mass Gathering ordinance of the Town of Somers are not transferable or assignable without prior approval; and are valid only during the approved operating hours of the Mass Gathering or approved rain date. The permit is void should the event be cancelled or postponed.

REVOCABLE AT ANY TIME

**TOWN OF SOMERS
MASS GATHERING EVENT PERMIT**

MG19-004

8/1/2019

PERMIT# _____ DATE ISSUED: _____

Organization Name: UNION AGRICULTURAL SOCIETY, INC.

Contact: Jack Rich, II – President 2019

Event Name: FOUR TOWN FAIR

Event Location: 56 Egypt Road

Date(s) of Operation: 9/12/2019, 9/13/2019, 9/14/2019, 9/15/2019

Fire Marshal/Fire Chief: [Signature]

Comments/Conditions: _____

Chief of Police or Designee: [Signature]

Comments/Conditions: Working w/ organized, police assigned all 4 days

Director of Health or Agent: [Signature]

Comments/Conditions: _____

Zoning Enforcement Officer: [Signature] 8/1/19

Comments/Conditions: _____

Director of Public Works: [Signature] 8/1/19

Comments/Conditions: _____

First Selectman/Local Traffic Authority: [Signature]

Comments/Conditions: _____

*This permit is issued with the agreement that the recipient shall remain in compliance
with all requirements of the Mass Gathering Ordinance under the jurisdiction
of the TOWN OF SOMERS.*

*Permits issued under the Mass Gathering ordinance of the Town of Somers are not transferable or assignable without
prior approval; and are valid only during the approved operating hours of the Mass Gathering or approved rain date.
The permit is void should the event be cancelled or postponed.*

REVOCABLE AT ANY TIME

PLANNING COMMISSION

REGULAR MEETING

APRIL 9, 1987

I. CALL TO ORDER:

Acting in the absence of Chairman, Eugene F. Champion, Mr. Polchlopek called the meeting to order at 7:38 P.M.

II. MEMBERS PRESENT:

The following members were present and constituted a quorum: Messrs. O'Konis, Eddy, Paduch and Polchlopek. Also present were recently appointed alternate members of the commission including Stan Mulak and Fred Drake.

Prior to the start of the formal agenda, Mr. T. J. Donahue, of Simsbury, reported that he hoped to file an application for a subdivision proposal on land owned by him and his partners on Mountain Road. This filing will occur within 30 days. Mr. Polchlopek suggested that all of the details be carefully worked out and reviewed with Mr. Strauss prior to filing the application. This would be important to avoid loss of time during the 65 day application period. Mr. Donahue suggested that members of the board tour the property to get a first hand idea of the characteristics of the land.

III. PROGRESS REVIEW OF SUBDIVISION PROPOSAL: SCULLY ROAD
(RICHARD POLLIO):


Mr. Pollio was present with his engineer, Mr. Henry Torcellini, to review plans in progress for an 18 lot subdivision on 36 acres of land on Scully Road. The proposal would involve a new road constructed between Scully Road and to be connected at the current cul-de-sac of Franklin Woods Road. Mr. Torcellini said that these plans have been reviewed with Mr. Steve Jacobs and are awaiting approval. No approval has been given by the Conservation Commission. Mr. Pollio suggested a preliminary application approval. The Commission expressed its consensus that it was generally inclined to view the proposal favorably in light of the revisions to the drainage system that had been made, as well as the improvement to the "stacking area" at the intersection of Scully Road which would permit a level area for at least two cars to await opportunities to enter traffic on Scully Road. Mr. Pollio noted that he instructed his engineer to follow the advice of Mr. Strauss and attempt a change from a 10% grade to a 10.5% grade. This slight adjustment is essentially imperceptible, but does give additional length for a level stacking area at the intersection with Scully Road.

Mr. Pollio will proceed to obtain approvals by Mr. Jacobs and Mr. Strauss whose signatures are essential before the Commission will act on a formal application.

IV. PRELIMINARY REVIEW OF PROPOSED SUBDIVISION FOR BILLINGS ROAD
(JIM TAYLOR):

Mr. Taylor was present together with Attorney Art Nassau and engineer, Bob Ward to review a 32 lot subdivision proposal on 70 acres fronting on Billings Road. It was noted that three (3) lots are within the industrial zone and the balance

of the area is within a residentially zoned area. Mr. Taylor noted that the plans had been reviewed briefly by Mr. [Strauss] and that the suggestions made at the last meeting when this plan, preliminary plan was reviewed had been incorporated, particularly the change in the road alignments to avoid the previous unacceptable layout.



Mrs. Janice Steinmetz was present on behalf of the Four Town Fair Group to note that, to report that she was dissatisfied with the arrangement to drain from the proposed subdivision onto Four Town Fairground land. Mr. Ward responded that he will make changes to the plan to ensure drainage to another location and not onto Four Town Fair property. Mr. Polchlopek suggested that the proponents obtain a sign-off from the Four Town Fair Committee with regard to drainage. Mrs. Steinmetz also cautioned that the noise from various events at the Four Town Fair property, as well as additional traffic, should be taken into account when the plan is detailed, and if approved when lots are developed and sold. She reminded the developer that the Four Town Fair has been at that location for many years and reserves the right to continue reasonable and appropriate use of that property for various events, including concerts, as well as the annual fair.

V. SUBDIVISION PROPOSAL CEDAR KNOB ESTATES (DON VOUDRON):

Mr. Voudron was present with his engineer, Mr. Russo, to present plans for a 43 lot subdivision on approximately 55 acres of land to be known as Cedar Knob Estates. He is seeking approval of lots 2 through 6, and 12 through 14. He had submitted the plans for review and endorsement by Mr. Strauss and Mr. Jacobs. The Commission's response was that it was premature to move with approval on this proposal until formal sign-offs are received from Mr. Jacobs and Mr. Strauss, as well as Mr. Strauss' final report.

VI. PRELIMINARY SUBDIVISION PROPOSAL: STAFFORD ROAD (ANTHONY MAFFEO):

Mr. Maffeo was present with his attorney, Mr. Parakelis, his planner, Mr. Fox, and his engineer, Mr. Jones. He filed an application for 7 lots, including an application fee of \$250.00. Three lots will be fronting on Stafford Road and four lots fronting on Springfield Road. The total parcel of land includes 62.7 acres which would eventually be subdivided into a total of 22 lots served by what is shown as a 1470 foot cul-de-sac. Mr. Polchlopek noted that the Commission has taken a firmer position on holding to the 1200 foot limit for cul-de-sacs unless there are compelling reasons presented for extending the cul-de-sac to a further length. These reasons would include the realistic, probability of a future tie-in to other land which in turn would connect to another road.

Other aspects of the plan were discussed, including the matter of wetlands and the impact of the subdivision on those wetlands. Also noted was the presence of a major electric-utility easement crossing the property.

The plans will be submitted as a formal application review to Mr. Strauss for his technical comments and report.

Exhibit 58

TOWN OF SOMERS

PLANNING COMMISSION

SOMERS, CONNECTICUT 06071

REGULAR MEETING

JULY 23, 1987

I. CALL TO ORDER:

Chairman Eugene F. Champion called the meeting to order at 7:38P.M.

II. MEMBERS PRESENT:

The following members answered present and constituted a quorum:
Messrs. Champion, Polchlopek, O'Konis, Hannigan, and alternate member Drake.

III. SUBDIVISION PROPOSAL - FIELD & BILLINGS ROAD - VIRSHUP PROPERTY:

Atty. ^{NASSAU} Hassan, Jim Taylor and Bob Ward, engineer for the proponent, were present to pursue discussions of a proposal to subdivide land at Field and Billings Road into twenty-six residential and three industrial lots on approximately 60 acres. Three previously approved lots owned by the Virshups abut the proposed subdivision. The site abuts the Four Town Fairgrounds.

The matter of sidewalk requirements was raised and Mr. Strauss said he did not know whether the one mile distance criterion to the closest school applied to a measurement along roads or "as the crow flies" straight line distance. If the criterion of measurement along a road applies, the rule would not apply to this subdivision. Mr. Champion will consult with the chairman of the Board of Education to get further input.

The proponent's representatives displayed drawings showing the latest refinements to the proposed subdivision plan. The Commission discussed the question of a possible buffer area between the subdivision and the fairgrounds. It was the consensus that such a buffer would be ineffective in reducing noise during the period that the fair was being held.

Mr. Ward said the proponents have been working with the Conservation Commission on the proposed crossing of the wetlands area on one lot. Berms and plantings would be installed between the residential and industrial lots and on the boundary line between the fairgrounds and the subdivisions.

Some questions were raised during the surveying as to the precise boundary line delineation. Mr. Strauss said a traffic engineer would be required by the proponent to look into intersection matters. He also mentioned that more design work would be done by the engineer to increase the minimum grade on "Sunshine Court". Atty. ^{NASSAU} Hassan [said] that one of the streets with the "Sunshine" name would be changed. Mr. Taylor said the proponents would be going to the Conservation Commission during the first week of August, and will be back to the Planning Commission at its meeting on the fourth Thursday.

IV. SUBDIVISION PROPOSAL - SOAPSTONE MOUNTAIN - T. J. DONAHUE:

Mr. Donahue was present with his consultant, Mr. Allen Hixon, to discuss progress on planning for a subdivision on Mountain View Road. This site includes the former Fillipini parcel. Mr. Hixon explained the design concept for the subdivision and pointed out features of the topography. Most of the road system will be at a maximum grade of eight percent, and Mr. Hixon noted the angled right-of-way which was originally delineated as part of the old right-of-way off Mountain View between the Marini and Irish properties. A

VI. VIRSHUP SUBDIVISION - EGYPT AND BILLINGS ROAD:

Attorney Nassau, Mr. Taylor and Mr. Ward appeared before the Commission to review the latest revisions and updates to the plans for a 28 lot subdivision. The issue of access to the later parcel, a land locked piece of land, has been resolved through acquisition. Mr. Strauss discussed drainage concerns across an abutting parcel. Mr. Nassau pointed out that he is working to resolve problems with the title to the adjacent land-locked one-acre parcel which will also be acquired later. This area now naturally drains into this area. An adjacent parcel will be deeded to the Four Town Fair Association. Mr. Strauss also recommended a label be placed advising future buyers of the presence of the Four Town Fair which generates activity, noise and bright lights periodically. He also suggested notations indicating that the lots abutting the industrial zone would have non-residential structures developed on them. Discussion was also held on the planting plan, and it was agreed that the interval of evergreen trees would be reduced from twelve to eight feet.

Mr. Nassau objected to the notion that the subdivision plan would be encumbered with "caveats" that might tend to exaggerate the impact of the fair. He also noted that the plan already labels the abutting parcels as industrially zoned, thus making it clear that non-residential development will take place there.

An application for 32 lots, with a fee of \$850.00 was filed with the Commission. The applications will work to have all details ready for final approval at the commission's meeting on February 11, 1988.

VII. ROAD ACCEPTANCE - FRANKLIN WOODS ROAD:

Ms. Gatzkiewicz discussed the procedure for approval and acceptance of roads and noted that Mr. Pollio's bond has not been fully released and this is not ready for final consideration.

VIII. ROAD ACCEPTANCE - RIDGEWOOD ROAD:

Mr. Strauss noted that the bond has been released and land record papers have been properly filed. He recommended final acceptance.

A motion was made, seconded and unanimously voted to recommend to the Board of Selectmen approval and acceptance of the deed for the right of way and improvements to Ridgewood Road.

IX. PRELIMINARY SUBDIVISION PLANS - MOUNTAIN AND CAMP ROADS:

Ms. Rita McCartney and Cliff Washburn, engineering consultant to the YWCA, appeared before the Commission to discuss a resubdivision plan to create three additional residential lots. Mr. Strauss noted the policy concern with regard to possible approval of a lot on an unimproved, substandard town road. Moreover, it was pointed out that the lot fronting on Camp Road was improperly drawn in terms of non-perpendicular boundary lines, and other irregularities. The proponents indicated they would not pursue this third parcel. The proponents will wait until conditions permit percolation tests of soil suitability for septic leachings.